

Fishpond Way
Loughborough, LE11 2SF

John German





Fishpond Way

Loughborough, , LE11 2SF

Guide Price £350,000

A beautifully presented family home located in a highly sought after area of Loughborough, less than a mile from both Woodbrook Vale Secondary School and Outwoods Edge Primary School.



Ideally situated for access to local schools, this detached family home is positioned towards the outskirts of Loughborough whilst maintaining easy access to amenities and transport links.

Set back from the road with a driveway and lawned frontage, the entrance door opens to the hallway where stairs rise to the first floor. A door opens to the lounge with a feature fireplace and surround, a double glazed window looking out to the front aspect. Double doors open to a separate dining room having patio doors opening to the rear garden.

Continuing through to the kitchen, the stylish and modern theme continues with an attractive range of wall and base level units, complementary work surfaces incorporate a sink and drainer unit set beneath a double glazed rear facing window. There is a range cooker with overhead extractor, appliance space for a fridge/freezer and a useful under stairs pantry cupboard.

The utility offers further work surface and another sink and drainer unit plus under counter appliance space for a washing machine and a dishwasher. The guest cloakroom features a concealed WC and hand wash basin set into an attractive unit all complemented by metro style partial tiling.

To the first floor, the landing gives access to the three bedrooms and family bathroom. Bedroom one is a generous double to the front of the property, with modern wall panelling and the benefit of its own en suite that has contemporary metro tiling, an enclosed shower cubicle, low level WC, hand wash basin with cupboard below and a chrome heated towel rail.

Bedroom two is also a good size, currently hosting a bed as well as a desk providing a study/working area. The adjacent third is a single having integrated storage and a double glazed window looking over the rear garden.

Serving bedrooms two and three, the family bathroom has a white suite comprising panelled bath with shower and glass screen over, vanity hand wash unit set into a three drawer unit and low level WC.

Outside, the south west facing landscaped rear garden has a patio to the immediate rear with a low wall leading to the lawn. Display borders host a variety of plants and shrubs and there is also hardstanding ideal for a garden shed.

As well as a double width driveway to the front, the property benefits from an integral garage having an up and over door.

what3words: loudness.proofread.cuddling

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability. The property has a combi boiler.

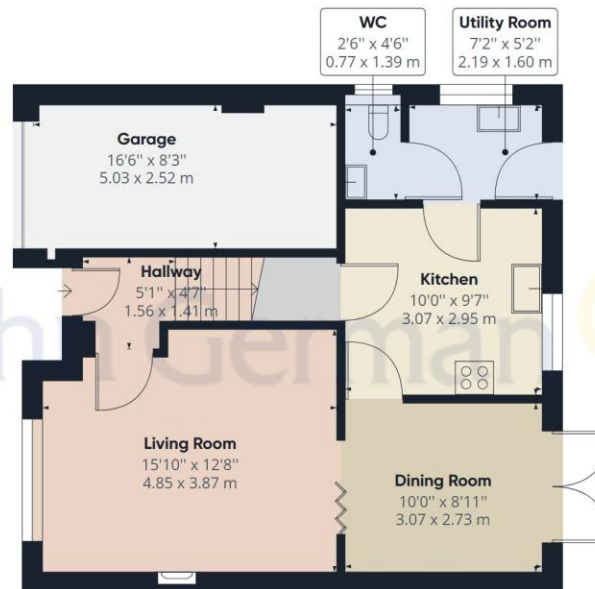
Useful Websites: www.gov.uk/government/organisations/environment-agency www.charnwood.gov.uk

Our Ref: JGA/28032023

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D



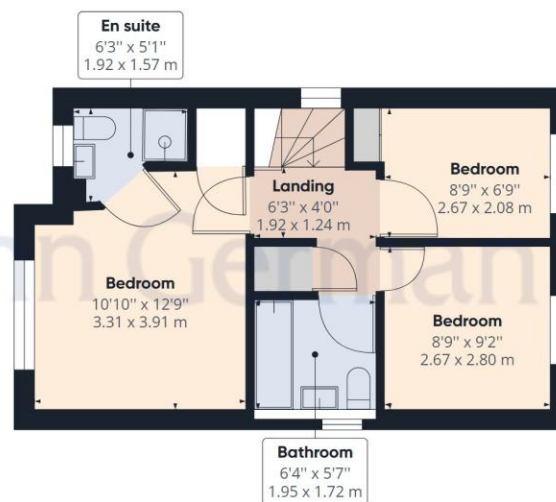




Ground Floor

Approximate total area⁽¹⁾

1006.53 ft²
93.51 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

3-5 Bedford Square, Loughborough, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent



