

Waistrell Drive

Loughborough, LE11 5ER

John 
German





Waistrell Drive

Loughborough, LE11 5ER

Guide Price £325,000

Enjoying a secluded position on this modern and attractive development on the outskirts of Loughborough, this superbly appointed property has a gated driveway and is offered to market with no upward chain.



Located towards the outskirts of this popular university town, the property still maintains easy access to amenities with schools, shops and open green spaces.

Enjoying a rather unusual position, this property has the benefit of a generous gated driveway, offering off road parking for multiple vehicles, with a detached garage having up and over door to the front, as well as a front lawn.

Upon entering, the spacious hallway has stairs rising to the first floor and doors to the lounge, kitchen/diner & cloakroom.

The inviting lounge enjoys plentiful natural light, thanks to both the window to the front and glazed patio doors that open to the south facing rear garden, with radiator and two ceiling light points.

Opposite, the kitchen/diner has an impressive array of both wall and base level storage cupboards, with work surface over. There is an integrated oven, gas hob and overhead extractor, with further appliance space for a fridge/freezer, washing machine and dishwasher.

The tiled flooring runs throughout the room, flowing to the family sized dining area with double glazed patio doors opening to the garden.

The guest cloakroom features a low level WC, pedestal hand wash basin and radiator. There is also understairs storage.

To the first floor, the landing gives access to the three bedroom and family bathroom.

Bedroom one is an excellent double, having plentiful built in storage, a window overlooking the rear garden, and access to its own recently refitted ensuite comprising an enclosed shower cubicle, WC, hand wash vanity unit, heated towel rail and an illuminated mirrored storage cupboard. The second bedroom is another double, again having the use of built in storage and this time a window to the front aspect. Offering a dedicated home working space, the third bedroom is a single but still features a built in storage cupboard.

Completing the accommodation is the family bathroom, smartly presented, the white suite has part tiling to the wall and comprises bath, low level dual flush WC, pedestal hand wash basin and radiator.

Outside, the mature rear garden is private, with a generous patio area, ideal for sitting and enjoying the southerly aspect, lawned garden with planted borders and gated access to the drive way.

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.

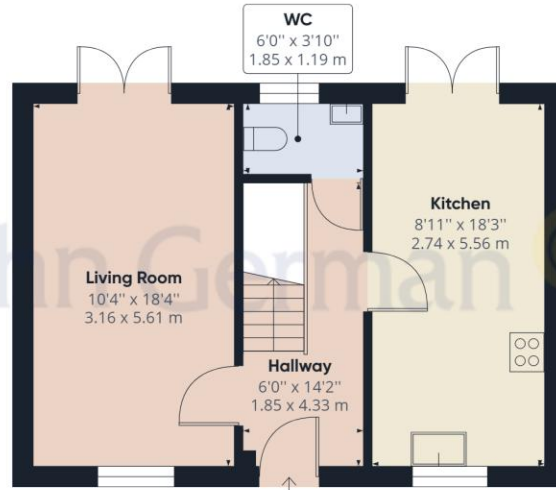
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.charnwood.gov.uk

Our Ref: JGA/31032023

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





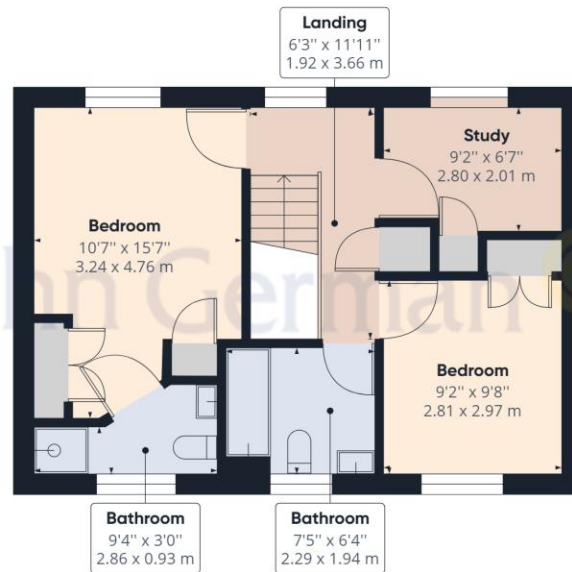


Ground Floor

Approximate total area⁽¹⁾

930.62 ft²

86.46 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.

GIRAFFE360



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 | | 87 B |
| 69-80 | C | 76 C | |
| 55-68 | 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
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



