

Butterley Drive

Loughborough, LE11 4PX



Offered to the market with no upward chain. Enjoying a secluded position whilst maintaining easy reach of the amenities of Loughborough town centre, this detached family home boasts ample off-road parking and a detached double garage.

Guide Price £310,000

John German

Set back from the road off a private driveway serving just two other properties, this detached family home has a tarmac front drive offering ample off-road parking and access to the detached double garage with twin up and over doors.

Ideally positioned for commuters within easy reach of the M1 providing excellent transport links to Nottingham, Derby and Leicester, the property offers excellent scope for modernisation, currently having a fantastic flow of accommodation.

The property has double glazing and gas central heating and comprises;

The front door opens to the hallway with stairs rising to the first floor and a door to the useful under stairs storage space/cloakroom hosting a WC and hand wash basin.

The main reception room is the lounge having a window to the front aspect, a feature brick chimney breast and double patio doors opening to the rear. This flows effortlessly through to the dining area having a rear facing window to the rear aspect and access to the kitchen.

Comprising both wall and base level units the kitchen has two windows to the front aspect, an inset stainless steel sink and drainer unit plus further appliance space and plumbing for a dishwasher. There is room for a dining table and access to the utility room having an additional sink and drainer unit, appliance space and plumbing for a washing machine.

The first floor landing has an airing cupboard and ladder access to the partly boarded loft. Bedroom one is a generous double having a window enjoying a pleasant front aspect. It also benefits from an en suite shower area with adjacent pedestal hand wash basin.

Bedroom two is another double, being well proportioned and featuring two windows similarly overlooking the front aspect. Bedrooms three and four are positioned to the rear of the property with bedroom four currently set up as a study, providing an ideal place for homeworking.

Completing the first floor is the family bathroom comprising a panelled bath with shower over, pedestal hand wash basin, low-level WC.

To the rear is a private garden with mature surroundings having a patio, lawn and hardstanding. The shed and greenhouse are both included. Side pedestrian access leads from the spacious drive with garage having an up and over door.

What3words: mason.tins.yours

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.charnwood.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24052023

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



John German

Approximate total area⁽¹⁾

1181.72 ft²
109.79 m²

Reduced headroom

6.49 ft²
0.60 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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.

John German

3-5 Bedford Square, Loughborough, Leicestershire, 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