





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



Set back from the road off a private drive wayserving 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 a ccommodation.

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/doakroom 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 a ccess 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 home working.

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 induded. Side pedestrian access leads from the spacious drive with garage having an up and over door.

# What3words: mason.tins.yours

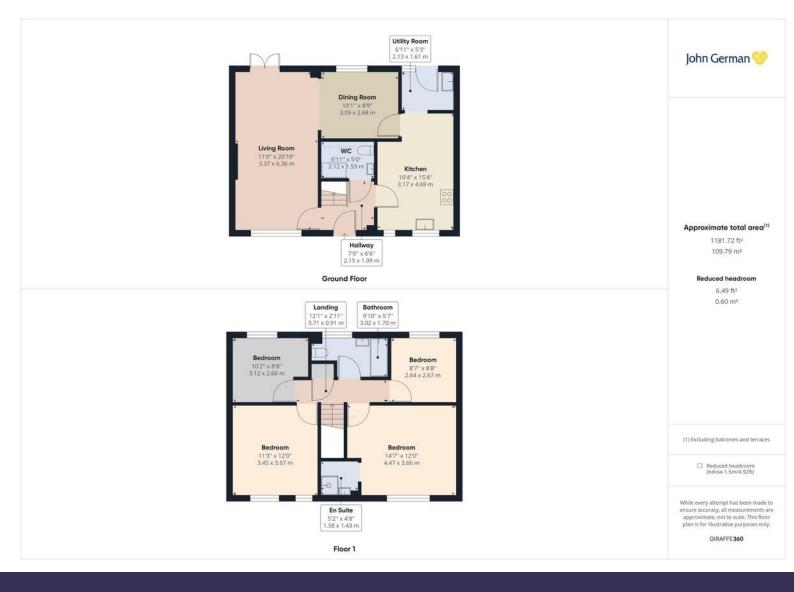
**Tenure**: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services**: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy the mselves as to their suitability.

Useful Websites: <u>www.chamwood.gov.uk</u>

www.gov.uk/government/organisations/environment-agency Our Ref: JGA/24052023

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

















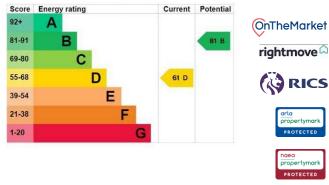


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive 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.



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