

Lower Green  
Loughborough, LE11 3PA

John German





# Lower Green

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Guide Price £650,000

Located on the much sought after Forest side of this popular university town, this five-bedroomed family home is set back from the road, accessed via a private driveway serving just two other properties.



Enjoying a fantastic position, this attractive and impressive family home is ideally located for the nearby schools, university and town amenities, as well as commuters who are looking to access the M1.

Boasting ample off-road parking the property also benefits from a detached double garage with electric up and over doors. This attractive property has a central front door, which opens to the immediately spacious hallway with stairs leading off to the first floor, having storage cupboard below and doors to the downstairs rooms.

The main reception room is the lounge, which is an excellent size having dual aspect with window to the front and side, feature fireplace and surround and double doors to the rear, opening to the conservatory. The conservatory is a delightful place to relax and offers fantastic views over the rear garden with patio doors offering access out. The second of the reception rooms is currently utilised as a formal dining room with a window to the rear aspect and positioned adjacent to the kitchen.

The kitchen itself is a superb size, comprising both wall and base level units with worksurface over, integrated appliances including an oven, gas hob, overhead extractor, dishwasher, fridge, freezer and one and half bowl sink and drainer unit with further appliance space offered for a fridge/freezer. Ideal for family mealtimes, the kitchen is spacious enough to also accommodate a dining table. From here, access is given to the utility, which has further storage units, worksurface and an additional sink, with under counter appliance space and plumbing for a washing machine and tumble dryer. An external door gives access out to the side of the property.

Continuing through, the study is well proportioned and offers potential for homeworking, benefiting from dual aspect windows to the front and side. Completing the ground floor accommodation is the guest cloakroom, having low-level WC and a hand wash basin as well as offering storage space.

Heading up to the first floor, the gallery landing has a mezzanine space and gives access to the five bedrooms and family bathroom. Bedroom one is a sizable double offering plentiful built in storage, a window overlooking the rear garden and the benefit of its own en suite with a bath, separate shower cubicle, low-level WC, twin pedestal hand wash basins and a chrome heated towel rail. Bedrooms two and three are both also excellent doubles, again having built-in storage – further highlighting this properties suitability for family living. Bedrooms four and five are good singles, with one currently utilised as a study offering an additional home working space.

Servicing the bedrooms is the family bathroom, with tiling to the walls and a white suite comprising panelled bath with shower over, low level WC and hand wash basin.

Externally, the rear garden is well established hosting a variety of plants and shrubs and being largely laid to lawn, with patio area, offering a peaceful and private space for sitting and enjoying this excellent location. There is also an outdoor tap and garden power socket.

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/19052023 **Local Authority/Tax Band:** Charnwood Borough Council / Tax Band G





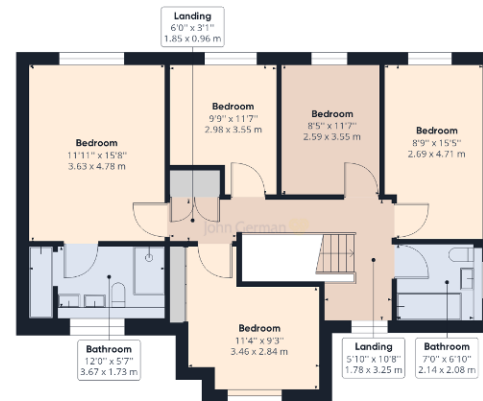


Ground Floor

Approximate total area<sup>(1)</sup>

2088.94 ft<sup>2</sup>

194.07 m<sup>2</sup>



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

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### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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