

Forest Road

Loughborough, Leicestershire, LE11 3HX

John
German







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Guide Price £600,000

Offered to market with no upward chain, this individually designed and built detached family home offers spacious accommodation, a fantastic garden plot and detached double garage – all in a highly sought after location.

Positioned on the highly sought after Forest Road in Loughborough, this substantial detached property has been individually designed and built, providing spacious accommodation for family living. The property itself enjoys an impressive plot extending to approximately a 0.25 of an acre and is conveniently located for access to the town centre as well as major road links.

Set back from the road, a block paved driveway offers off road parking for multiple vehicles and gives access to a detached double garage with up and over doors to the front.

Accommodation;

Internally, the layout flows extremely well, with a spacious and inviting entrance hallway having doors leading off and stairs rising to the first floor.

There are two reception rooms, the first of which has a double-glazed bay window to the front aspect as well as a fireplace offering the focal point. The second reception room is positioned to the rear of the property and has dual aspect with patio doors opening to the rear and a window to the side.

The refitted and high specification breakfast kitchen features many highlights including work surfaces, storage cupboards, a Miele oven/grill, Quooker instant hot water tap, stylish central island and spotlights to the ceiling, this fantastic space is ideal for entertaining guests, with patio doors opening to the rear garden. Off the kitchen is a good sized utility, offering further work surface and storage with plumbing and apliance space for a washing machine.

Designed with home working in mind, the property features a dedicated home office/study space with a double-glazed bay window overlooking the front elevation.

Completing the ground floor is the guest cloakroom fitted with a low level WC and a wash hand basin.

To the first floor, the impressive landing has a double glazed window to the front and gives access to four double bedrooms and the family bathroom which features a bath, low level WC and a vanity wash hand basin.

The master bedroom boasts extensive built-in storage and an en-suite which features an enclosed shower cubicle, low level WC and vanity wash hand basin. The focal point of the room is a Juliet balcony with serene views over the mature garden and beyond.

Bedroom two has an integrated storage cupboard, characterful bay window to the front aspect and also benefits from an en-suite which is fitted with a shower cubicle, WC and a wash hand basin.

Outside, the excellent garden plot enjoys a sizeable patio to the immediate rear with space for all the family to sit out and enjoy the sunshine thanks to the South Easterly aspect. Steps lead down to the lawn which is flanked by mature and planted borders.

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

Our Ref: JGA/310523

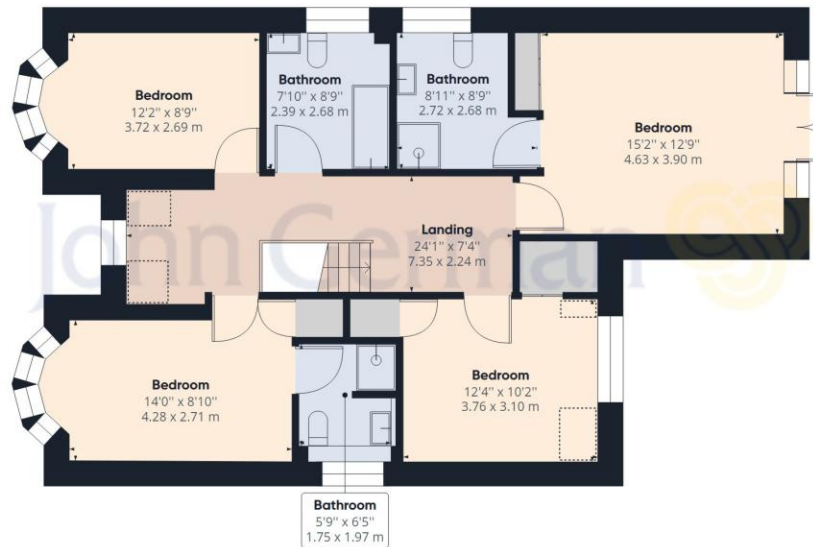
Local Authority/Tax Band: Charnwood Borough Council / Tax Band G







Ground Floor



Floor 1

Approximate total area⁽¹⁾

2005.46 ft²

186.31 m²

Reduced headroom

21.78 ft²

2.02 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.

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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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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