Castledine Street Loughborough, LE11 2DX





No upward chain. Located on a highly regarded private road in the heart of Loughborough, with easy access to the nearby endowed schools and the amenities offered in the town centre.

Guide Price £395,000





Offered to market with no upward chain and enjoying a fantastic position on this highly regarded private road, this detached bungalow offers spacious accommodation, within easy walking distance of the endowed schools and also having the town centre amenities and university within easy reach. Well suited for commuters, Loughborough offers access to the M1, commutable to Leicester and Nottingham.

The property itself is set back from the road, with a mature frontage being laid largely to lawn. The driveway provides off road parking, with double gates providing access to the side of the house.

The front entrance door opens to the hallway, with access off to the various bedrooms and living space.

The main lounge features a window to the front aspect with an open archway through to the spacious dining room, with patio doors opening to the rear aspect and being adjacent to the kitchen.

Comprising a range of both eye level and base units with work surface over, the kitchen has a window overlooking the rear garden and integrated appliances including oven, gas hob and overhead cooker hood, stainless steel sink and drainer unit and additional appliance space for a freestanding fridge/freezer and washing machine.

The property benefits from three well proportioned double bedrooms, all serviced by the family bathroom.

The bathroom is sizeable enough to host both a panelled bath and separate shower cubicle, low level wc, pedestal hand wash basin and chrome heated towel rail.

Externally, the rear garden is laid largely to lawn, with planted and maintained borders, in addition to a patio area at the immediate rear of the property. The space to the side offers a storage area with gated access out to the driveway.

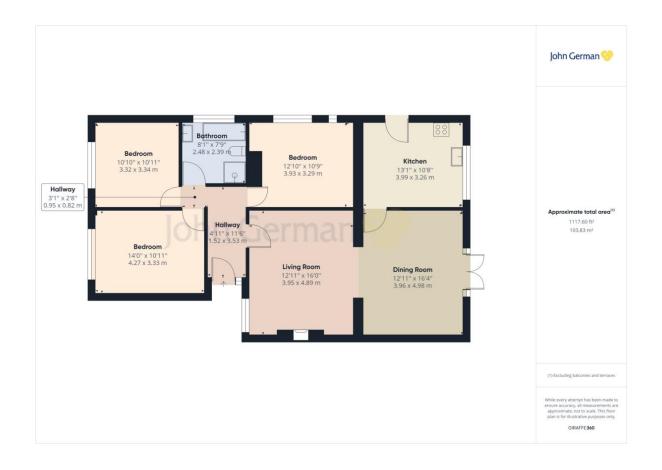
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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/govemment/organisations/environment-agency

www.chamwood.gov.uk
Our Ref: JGA/14062023

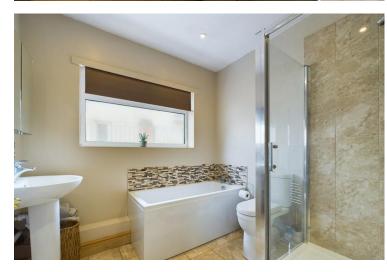
Local Authority/Tax Band: Charnwood Borough Council / Tax Band E



















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 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.

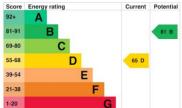
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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 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.





rightmove 🗅







John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11

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