

Maplewell Road

Woodhouse Eaves, Loughborough, LE12 8RG



Enjoying a fantastic position in this **HIGHLY SOUGHT AFTER VILLAGE**, this charming cottage has a wealth of character, set out over three floors. Offered to market with **NO UPWARD CHAIN**.

Offers In Excess Of £250,000

John German 

Located in the highly sought after Charnwood village of Woodhouse Eaves, with local shops, pubs, primary school and doctors surgery, this beautiful cottage is offered to market with no upward chain and would be well suited to those looking for a cosy and characterful place to call home.

Set back from the road with a walled and gated frontage, upon opening the front door and stepping into the lounge, the character of this property is immediately obvious. With beams to the ceiling, a fireplace offering a focal point and double glazed window to the front.

Access is provided through to the kitchen diner, where the beams continue. The kitchen is fitted with a range of base level storage units with work surface over, integrated appliances including an oven, gas hob and stainless steel sink and drainer unit, with additional appliance space for a fridge/freezer and washing machine. The under stairs area provides space for a dining table and the stairs rise to the first floor. A stable door opens out to the rear garden.

The first floor landing gives access to the two double bedrooms positioned at the front and rear respectively.

The front bedroom is the larger of the two, with alcove space offering storage with similar characterful panelling to the wall as found in the rear bedroom.

Continuing up to the second floor, leading up to the newly installed bathroom which has a large skylight allowing natural light to flood the room. There is a white suite comprising enclosed panelled bath with shower attachment, low level WC, wash hand basin, radiator and storage space.

Externally, the low maintenance rear garden is largely block paved, allowing for a bistro style seating area immediately outside the property. This continues down towards the rear end of the garden, where artificial lawn and slate chips

have been laid and offer an additional seating area with views back towards the house. A gate offers pedestrian access out on to Hill Rise.

To view this wonderful cottage, please contact John German Loughborough office.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA24092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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