

Knighthorpe Road

Loughborough, LE11 4JP



Offered to market with no upward chain and having been extended to the rear, this spacious home is ideally located for the amenities of Loughborough, with a garden room/outbuilding to the rear.

Guide Price £210,000



John German

Benefitting from having no upward chain and positioned within easy reach of the amenities of Loughborough, this extended semi detached property enjoys a fantastic garden plot with detached brick built summer house/garden room towards the rear boundary.

Set back from the road with a low maintenance frontage, the front door has a storm porch overhead and opens to the entrance hallway, with stairs rising to the first floor and a door through to the first of the reception rooms.

Having a double glazed window to the front aspect, the lounge has both wall and ceiling mounted light points with door through to the second reception room/dining room, with gas fireplace and brick surround, useful storage cupboard and a window to the side aspect.

Access is given through to the extended breakfast kitchen, having both wall and base level storage units, worksurface over, integrated oven, gas hob and additional appliance space. The sink and drainer unit is positioned beneath one of the two double glazed windows which look out over the rear garden.

A door opens to the glazed side porch, with access towards both the front and rear.

To the first floor, the landing opens to the two bedrooms, and family bathroom.

With both being doubles, they are serviced by the bathroom which features a suite hosting both a bath and separate shower cubicle, pedestal hand wash basin and low level wc.

Externally, the rear garden is a fantastic size with a patio as well as a pond, leading down to the brick built outbuilding/summer house, having double glazed windows and being carpeted, with electric and light points.

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: JGA26062023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
927.30 ft²
86.15 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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