

Compton Close

Loughborough, LE11 3SF

John 
German





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Guide Price £425,000

Enjoying a fantastic position and spacious corner plot, this family home is offered to market with no upward chain and located within half a mile of the renowned Holywell Primary School, as well as having easy access to the University and town centre amenities.



Enjoying a fantastic elevated position at the end of this charming cul de sac, the property is well placed for both local amenities and schools, with Burleigh Wood nature reserve offering scenic walks to the rear of the property – famed for its bluebells in spring.

The property itself boasts two reception rooms, with both a sizeable dual aspect lounge and a dedicated dining room. To the rear of the lounge, patio doors open to the conservatory, which offers a delightful space to sit and enjoy views over the mature garden.

Adjacent to the dining room, the kitchen offers solid wood units and work surface, giving the room a rustic and charming style. Integrated appliances include an oven, gas hob, overhead extractor, dishwasher and one and a half bowl ceramic sink and drainer unit beneath the double glazed window to the rear.

Also to the ground floor, there is a useful downstairs cloakroom with WC and hand wash basin, which also offers storage space and has plumbing for a washing machine.

Upstairs, the landing has doors to the four well proportioned bedrooms, all of which feature built in storage.

Bedroom one also has the benefit of its own en suite shower room, with part tiling to the walls. The other three bedrooms are serviced by the family bathroom, hosting a smart white suite comprising a panelled bath with shower over, low level WC, pedestal hand wash basin and heated towel rail.

Externally, this fantastic plot offers a front garden with a recently installed resin-bound gravel driveway and detached double garage. To the back, the mature garden has both a patio and lawn, with the rear aspect looking onto the nature reserve.

The property has solar panels to the roof and these are owned outright, the benefit of which will pass to the new owner.

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

Services: Solar panels. 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.

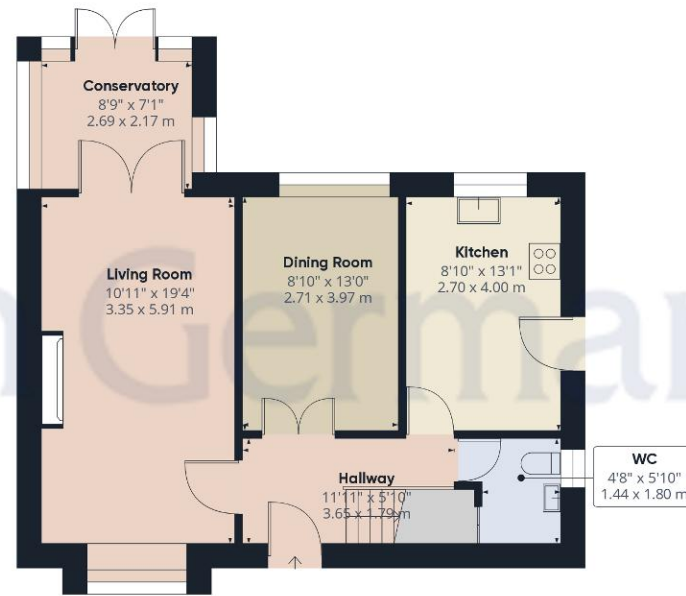
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.charnwood.gov.uk

Our Ref: JGA/17112023

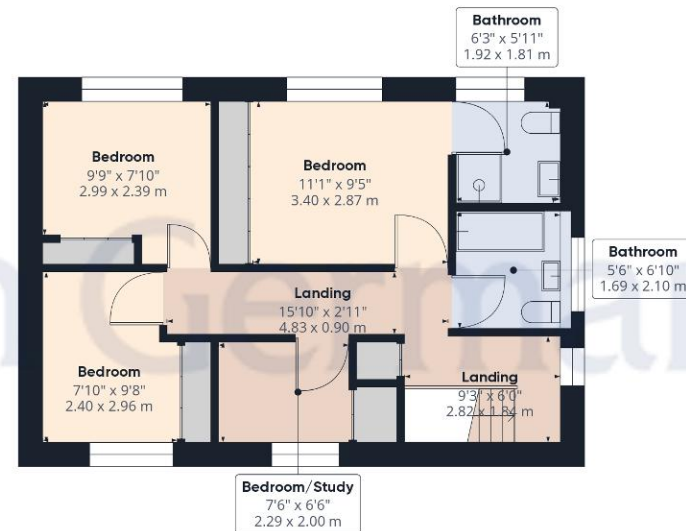
Local Authority/Tax Band: Charnwood Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area¹⁾

1160.32 ft²

107.8 m²

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

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



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