

# Bramcote Road

Loughborough, LE11 2SA

John   
German









# Bramcote Road

Loughborough, LE11 2SA

Offers Over £500,000



Presenting a unique opportunity, this versatile and contemporary family home offers a wealth of space, offering the potential for single storey living. Set back from the road, enjoying a secluded position whilst maintaining easy access to Loughborough's amenities.



This stylish property combines contemporary design with characterful features. Positioned on the outskirts of Loughborough, maintaining easy access to all the town amenities, as well as transport/road links to further afield. The property itself is ideal for families, presenting a versatile layout offering single storey living. With a private and gated driveway giving access from Bramcote Road, the frontage is laid with block paving providing ample off road parking. Flanked by brick pillars, the porch has a n outbuilding with integrated washing machine and the front door which opens to the hallway, having useful integrated storage and access through to the kitchen/diner.

Comprising a comprehensive range of storage units and work surface, the smartly presented kitchen has an integrated dishwasher, rangemaster cooker, overhead extractor and a one and a half bowl sink and drainer unit. Dual aspect windows look out to the rear garden, with an external door giving access out. Continuing through, the reception/dining room has a floor to ceiling window, stairs which rise to the first floor, an inner hallway leading off to the downstairs bedroom and an exposed brick archway through to the lounge. Offering a spacious yet cosy reception space, the lounge has wall and ceiling mounted light points, patio doors opening to the rear garden and a beautiful exposed brick fireplace, which is undoubtedly the standout feature of the room, housing a multifuel stove at its centre.

Presenting the opportunity for single storey living, bedroom one is located on the ground floor and is an impressively proportioned double, hosting extensive storage. It also has the benefit of its own en suite bathroom, hosting a refitted white suite. Completing the ground floor is the guest cloakroom, having a WC and hand wash basin.

Upstairs, there are three further well proportioned bedrooms and a family bathroom. Two of the bedrooms are currently utilised as doubles, with the third as a single. The family bathroom is largely tiled, having a white suite with panelled bath and shower over, low level WC and hand wash basin.

Externally, the property has a superb garden plot. With distinct areas including a gravelled seating area, lawn, pergola planted borders hosting a variety of plants and shrubs. A door gives rear access to the double garage, with light and electric point as well as up and over doors to the front giving access from the driveway.

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

**Property construction:** Brick. **Parking:** Drive & double garage.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains.

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

**Broadband type:** Cable. 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 F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/26012024

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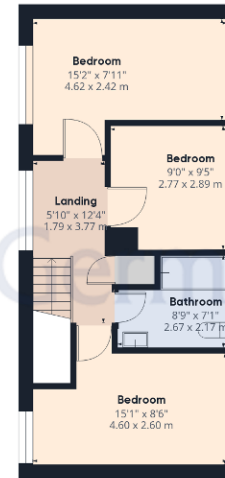




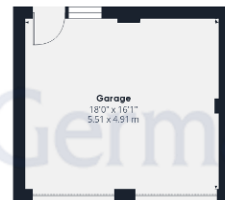




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>1)</sup>

1649.92 ft<sup>2</sup>

153.28 m<sup>2</sup>

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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