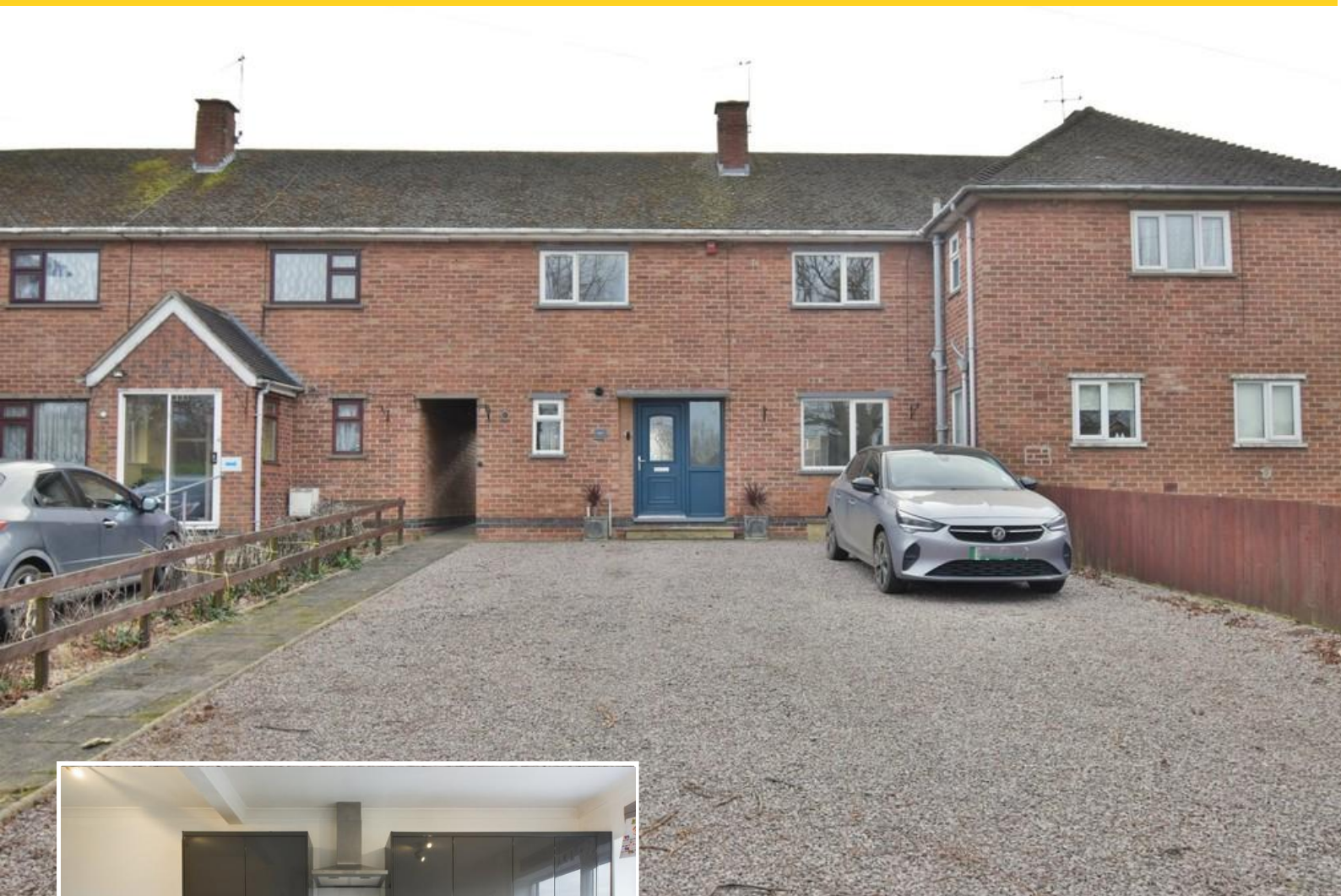


Old Ashby Road
Loughborough, LE11 4PQ



Offering an ideal opportunity for first time buyers, young families or investment, this well presented property benefits from off road parking for several vehicles as well as a large garden to the rear.

Guide Price £210,000

Best and final offers must be in writing by midday
Monday 26th February.

John German

Located within easy reach of both the towns amenities and university campus, this spacious home is set back from the road with driveway providing off road parking for several vehicles.

The front entrance door opens to the hallway, with stairs rising to the first floor and doors off to the kitchen and lounge.

Enjoying dual aspect with a window to the front and patio doors to the rear, the lounge is bright and inviting, providing a generously proportioned reception space.

Opposite, the stylish refitted kitchen incorporates a breakfast bar, hosting a variety of storage units, work surface and integrated appliances including an oven, gas hob, overhead extractor and dishwasher. There is further appliance space for a fridge/freezer and washing machine. Dual aspect windows look out to the front and rear, and there is a useful under stairs storage cupboard.

To the first floor, the landing has doors to the three very well proportioned bedrooms, all of which have integrated storage. These are serviced by the family bathroom which benefits from both a bath and an enclosed shower cubicle, along with a WC, sink and tiling to the walls.

Externally, the impressive rear garden has been landscaped to incorporate a decked patio area, a brick outbuilding and generous lawn. To the rear boundary, there is an area laid to woodchip, with hard standing for a garden shed.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

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

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

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

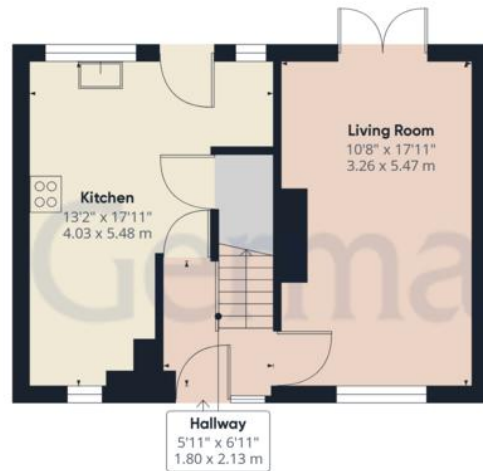
Local Authority/Tax Band: Charnwood Borough Council / Tax Band B

Useful Websites: www.charnwood.gov.uk

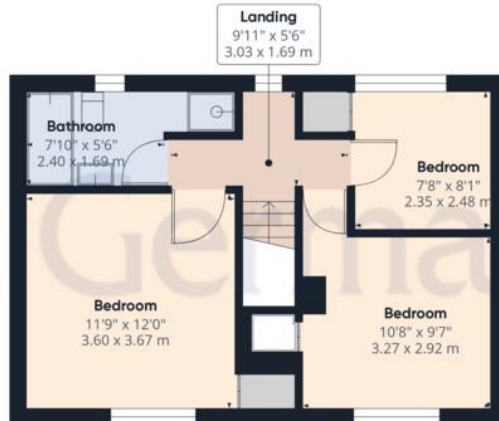
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05022024

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.



Ground Floor



Floor 1

John German

Approximate total area[®]
840.36 ft²
78.07 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		



John German

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Agents' Notes

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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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Burton upon Trent | Derby | East Leake | Lichfield
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