

Maxwell Drive  
Loughborough, LE11 5EJ



Offered to market with no upward chain and well placed for the town's amenities, this three storey family home is a great opportunity for first time buyer or investor.

Guide Price £265,000



John German

Being close to local amenities, this well presented and modern home is laid out over three floors. With highlights including off road parking, a spacious rear garden an en suite to the main bedroom.

Presenting an excellent opportunity for first time buyer, young family or investor, this modern family home offers off road parking to the side, with the front entrance door having an overhead storm porch and opening to the hallway.

The ground floor boasts a guest cloakroom with WC and hand wash basin. Opposite, the kitchen comprises both eye and base level storage units, with work surface over. There is a double glazed window to the front aspect and integrated appliances including an oven, gas hob and overhead extractor. There is further appliance space for a fridge/freezer and washing machine.

To the rear of the property, the lounge has a double glazed window to the side aspect and a wall mounted electric fireplace offering a focal point. Patio doors open to the rear, leading in to the conservatory which provides another reception space, having a vaulted ceiling and offering views out over the rear garden.

To the first floor, the landing has doors leading to the first two double bedrooms –with windows to the front and rear respectively, and family bathroom.

This has a white three piece suite with panelled bath and shower over, low level WC and pedestal hand wash basin.

Continuing up to the second floor, the principal bedroom offers a generous amount of space. Featuring integrated storage and a window to the front aspect, there is also an en suite shower room with a skylight, in addition to an enclosed shower cubicle, WC and hand wash basin.

Externally, the spacious rear garden has gated access from the driveway, having been landscaped to incorporate a patio to the immediate rear, adjacent lawn, hardstanding for a garden shed and steps leading down to a further patio and decked area.

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

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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 C

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

**Our Ref:** JGA12022024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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