

# Montague Drive

Loughborough, LE11 3SB

John   
German





# Montague Drive

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Offers Over £400,000

Offered to market with no upward chain, this spacious detached family home enjoys a sought after location towards the outskirts of the town, benefiting from an open rear aspect and generously proportioned rooms.



Located towards the outskirts of the university town of Loughborough, the spacious detached family home presents an excellent opportunity for families, boasting ample off-road parking, a spacious garden with South-West aspect and convenient access to the amenities of the town, as well as road links including the M1.

Enjoying a secluded cul-de-sac position, the property has a block paved driveway to the front providing off-road parking for multiple vehicles, along with an adjacent lawned front garden. The front door opens to the entrance hallway with stairs leading off to the first floor as well as doors giving access to the dining room, impressive lounge and guest cloakroom, hosting a WC and hand wash basin. Having dual aspect to both front and rear, the lounge has two ceiling mounted light points, feature fireplace and surround and is currently utilised as a both lounge and dining room with patio doors giving access out to the rear garden. The second of the reception rooms is currently utilised as a formal dining space, with potential for variety of other uses. With wall mounted light points and a double glazed window to the front aspect, access is given through to the breakfast kitchen. Comprising both eye and base level units with work surface over, the smartly presented kitchen has an integrated oven, hob and extractor, with additional undercounter appliance space for a fridge, freezer, dishwasher and washing machine. There is also a useful under stairs storage/pantry cupboard and a window giving views out over the rear garden.

To the first floor, the landing has doors to the four well proportioned bedrooms, and family bathroom. Both bedrooms one and two are situated with windows looking out to the front of the property. Both are good sized doubles and also benefit from integrated storage. The third and fourth bedrooms enjoy views over the fields beyond the rear garden, with bedroom four offering an ideal space for a study/home office. The bedrooms are serviced by the family bathroom, being tiled and comprising a white suite with panelled bath and shower over, pedestal hand wash basin, low level WC and heated towel rail.

Externally, the large rear garden has a patio to the immediate rear along with a sizeable lawn. There are planted borders hosting a variety of plants and shrubs. A door gives access to the rear of the garage, with both light and electrical point, as well as an electric up and over door to the front. The property also benefits from solar panels which are owned outright, it is understood the benefit of which will transfer to the new owner.

**Agents note:** The property is being sold subject to the grant of probate. We understand there has been planning permission granted by appeal for residential development on the land to the rear of the property. Further information is available from the office. Planning reference P/20/2199/2 Charnwood Borough Council.

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

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

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas central heating.

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

**Broadband type:** Fibre - 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 E

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

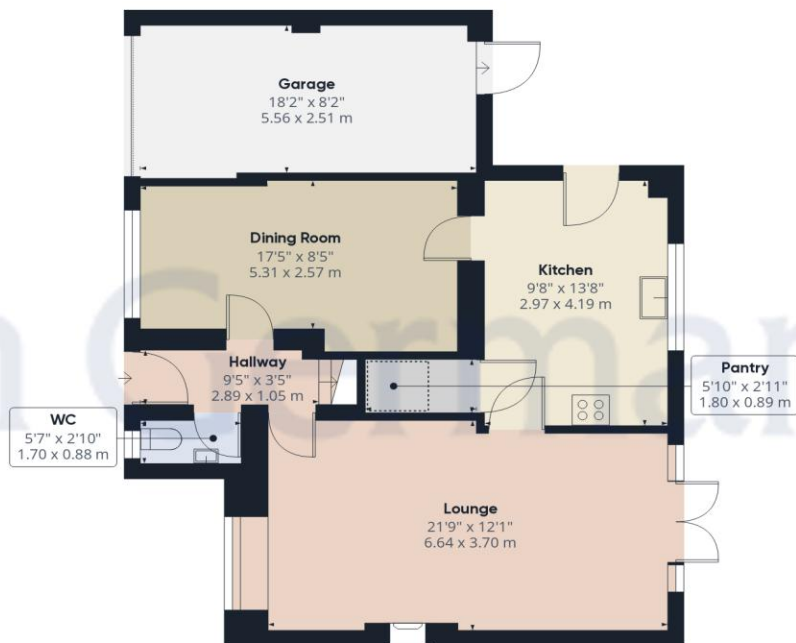
[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/14022024

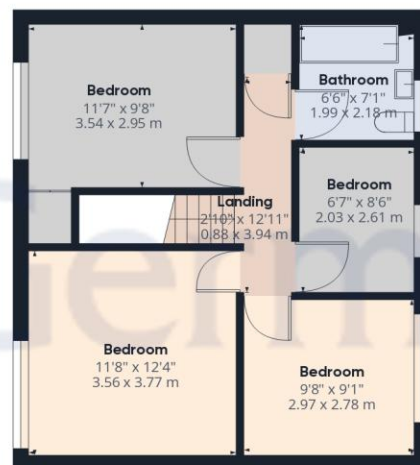
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Ground Floor



Floor 1

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

1317.54 ft<sup>2</sup>  
122.4 m<sup>2</sup>

**Reduced headroom**

9.76 ft<sup>2</sup>  
0.91 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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