

Wallace Road  
Loughborough, LE11 3NU



**BEST & FINAL OFFERS TO BE MADE BY MIDDAY  
TUESDAY 16<sup>TH</sup> APRIL**

Offered to market with no upward chain and enjoying a fantastic garden plot, this attractive, traditional and characterful property presents an ideal opportunity for first time buyer or young family.

Guide Price £260,000

John German

Located just a short distance from the extensive amenities on offer in this popular university town, this attractive and traditional bay fronted semi detached home is set back from the road with a low walled frontage and tarmac driveway providing off road parking.

There is a useful porch, with further door opening to the hallway where stairs rise to the first floor and doors lead off to the downstairs rooms.

The ground floor accommodation comprises of two well proportioned reception rooms, with the lounge being to the front aspect and having a double glazed bay window to the front aspect.

The second reception room is positioned adjacent to the kitchen, with a bay window overlooking the rear garden.

Being part tiled, the kitchen has a window to the side aspect, an integral sink and drainer unit plus appliance space for freestanding appliances. From here, a door opens to the rear porch, being largely glazed and with doors to a useful storage cupboard as well as cloakroom hosting a WC.

To the first floor, the landing gives access to the three bedrooms, and bathroom. As is expected with this age and style of property, bedrooms one and two are both very well proportioned doubles, with bedroom one having the benefit of integrated storage and a bay window to the front. The second offers excellent views out over the rear garden.

Bedroom three is a good sized single, overlooking the front aspect. It would also be well served as a nursery, home office or dressing room - providing versatility for modern living.

The bedrooms are serviced by the bathroom, hosting a white suite with bath and shower over, low level WC, hand wash basin and heated towel rail.

Hosting a variety of plants and shrubs, the rear garden has a patio to the immediate rear providing an outdoor seating area. Beyond this, the garden is laid largely to lawn with a path leading towards the rear boundary. There are useful garden sheds and a greenhouse.

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

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** TBC

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

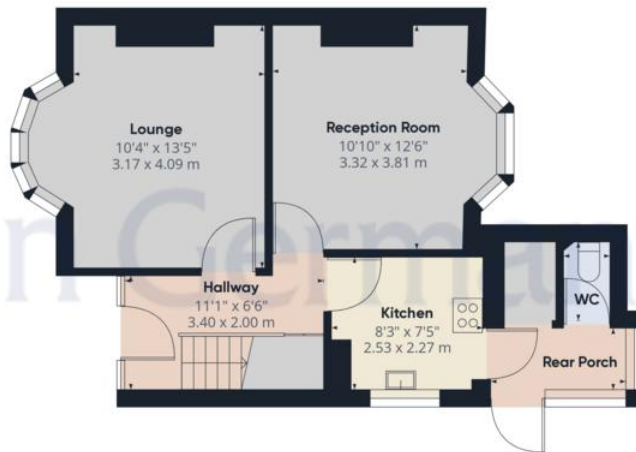
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band C

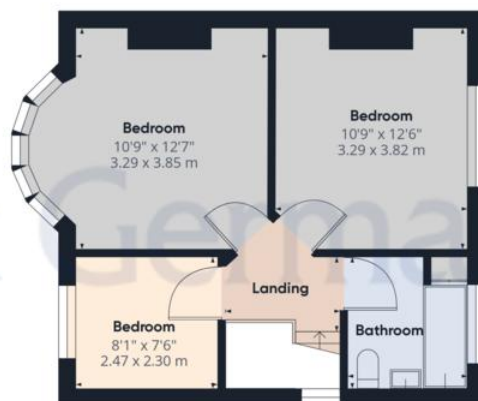
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18032024

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Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>  
923.65 ft<sup>2</sup>  
85.81 m<sup>2</sup>

(1) 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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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