

Lansdowne Drive

Loughborough, LE11 2BX



Excellent traditional semi detached home set way back behind tree lined green, offered for sale with no upward chain. Full of potential and lies close to many shops, schools and parks making this a great family home.

£260,000



John German 

For sale for the first time since being built, this home is one not to be missed. Excellent location close to a host of amenities, full of potential for extension and alteration and with the benefit of no upward chain.

The property begins with a through entrance hallway with original corner cupboard and porthole window to the side plus electric storage heater. At the front is the first reception room, a beautiful light bay window sitting room with original open fireplace resting as its focal point.

Next is the dining room, again with feature fireplace, there is plenty of room for a large family dining table and connecting door from the dining room takes you into an adjoining conservatory which has lovely views of the lawned gardens. Set adjacent to the dining room there is the kitchen, which is ripe for knocking through and creating a much larger social contemporary open living space if desired. The kitchen has base and wall cabinets with worktops and inset sink. There is an original full height cabinet, half height tiling to the walls and uPVC double glazed windows with views across the garden and an electric storage heater.

Returning to the hallway and heading upstairs, off the landing you will find a large principal bedroom with lovely walk in bay window with views down across the green opposite. Bedroom two is also a double and has views down to the gardens below and bedroom three has fitted cupboards and a front facing aspect.

The family bathroom has been updated with fully tiled walls and floor and has a white suite comprising vanity unit with inset cupboard with storage below, there is a large oversized shower enclosure with electric shower above. There is a wall mounted Dimplex heater and there is a separate fully tiled WC.

Outside, the property has a driveway to the fore providing off road parking and access to a detached brick built garage which has an up and over entrance door, light and power points and the benefit of a rear workshop with personal door to the gardens. The gardens themselves are laid mainly to lawn with mature flowering planted borders.

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: Electric

(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

Our Ref: JG23042024

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.







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.

AWAITING EPC MEDIA



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent