

Limehurst Avenue
Loughborough, LE11 1PF



An extended traditional home with a versatile range of accommodation to suit multi generational living with excellent off road parking to the front and lying within walking distance to the town centre, in a popular residential area.

£315,000

John German

The gas centrally heated and double glazed accommodation is approached via an entrance hall/lobby having a tiled floor and internal door leading into the hallway which has stairs off and laminate flooring.

To the left is a ground floor reception room or equally a large double bedroom which has a modern en suite walk in wet room with WC, wash hand basin and shower which would suit multi generational living or persons with a disability.

On the opposite side of the hall is an excellent sitting room which has a fireplace, laminate flooring and bay window to the front.

At the rear of this is the kitchen/diner which is equipped with a range of base and wall units having a stainless steel sink and mixer tap with tiled splash backs, appliance space for a cooker with extractor hood over, integrated fridge, very useful pantry, tiled flooring throughout and PVCu double glazed door to a rear utility.

Off the kitchen is a lobby having a tiled floor with door leading to outside plus a fitted cloakroom/WC.

The aforementioned utility room has a tiled floor, base and wall units, extensive roll edge work surfaces with inset Belfast sink and mixer tap, further appliance spaces with plumbing for an automatic washing machine, the wall mounted gas fired boiler and a PVCu double glazed door out to the rear garden.

On the first floor landing there is access to the loft which is quite large having a fitted velux window and offers the opportunity to provide additional accommodation, subject to building regulations.

There are three excellent double bedrooms plus a fourth single bedroom which would equally serve well as a study.

A very attractive modern shower room is equipped in a wet room style with walk in shower, bidet, WC and wash hand basin, fully tiled walls and two rear facing windows.

At the front of the property a block paved driveway provides excellent off road parking for several vehicles. An enclosed rear courtyard garden is paved for low maintenance and comes with a useful timber garden shed/store. There is also a covered barbeque area.

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

Property construction: Traditional

Parking: Off road

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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/31052024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



John German

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

01509 239121

loughborough@johngerman.co.uk

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