

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.

Auction guide price £235,000

**FOR SALE BY AUCTION THURSDAY  
28TH NOVEMBER**

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 ensuite 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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/31052024

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.

#### Auction Details:

The sale of this property will take place on the stated date by way of Timed Auction and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

**Auction Deposit and Fees:**

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

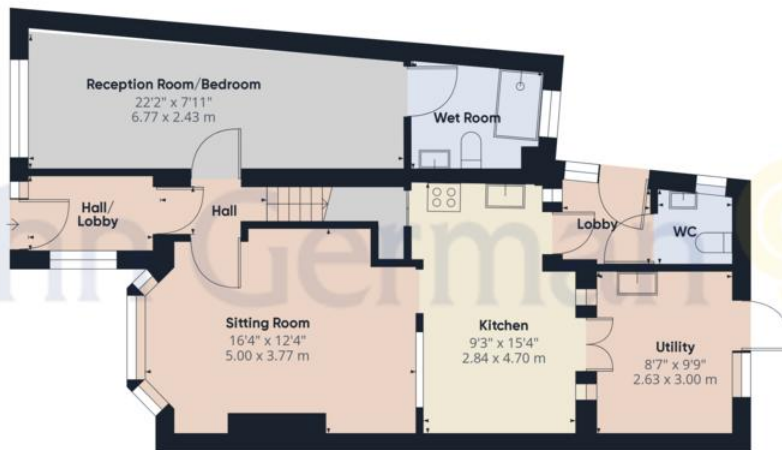
**Additional Information:**

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

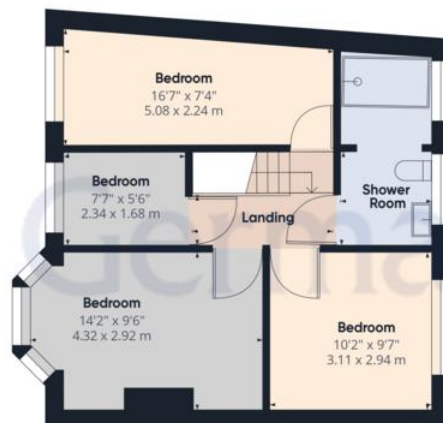
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

**Guide Price & Reserve Price:**

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Ground Floor



Floor 1

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Approximate total area<sup>1)</sup>  
1221.16 ft<sup>2</sup>  
113.45 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.

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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		



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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.

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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