

Walnut Road

Loughborough, LE11 2JU

John German





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£300,000

An immaculately presented, incredibly spacious home which has been significantly upgraded by the current owner and previously extended over two storeys. This property on Walnut Road would make an ideal purchase for first time buyers, professional couples or families.



The property is located within close proximity to a range of amenities including; schools, supermarkets, shops, boutiques, pubs and restaurants.

Public transport well catered for by a regular bus service to Loughborough; commuter access to the M1 and A6 is excellent.

Accommodation comprises; four double bedrooms, family bathroom, first floor W.C., lounge and dining kitchen. Under floor heating has been added throughout each floor of the property which provides a lovely ambient temperature and cuts down the energy bills.

Since occupation, the owner has significantly improved the property throughout. Of particular note, the kitchen has been turned into a kitchen/diner and fully renovated while leaving the garage able to accommodate a large vehicle or provide significant storage. The family bathroom has been refurbished with "his & hers" sinks. More Freehold solar panels, with a feed-in tariff which will be sold with the property. The property also benefits from a monitored alarm with CCTV which can all be operated remotely.

Externally, the property provides a well maintained private rear garden and large resin drive, capable of accommodating several vehicles (another improvement made by the owner!).

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 B

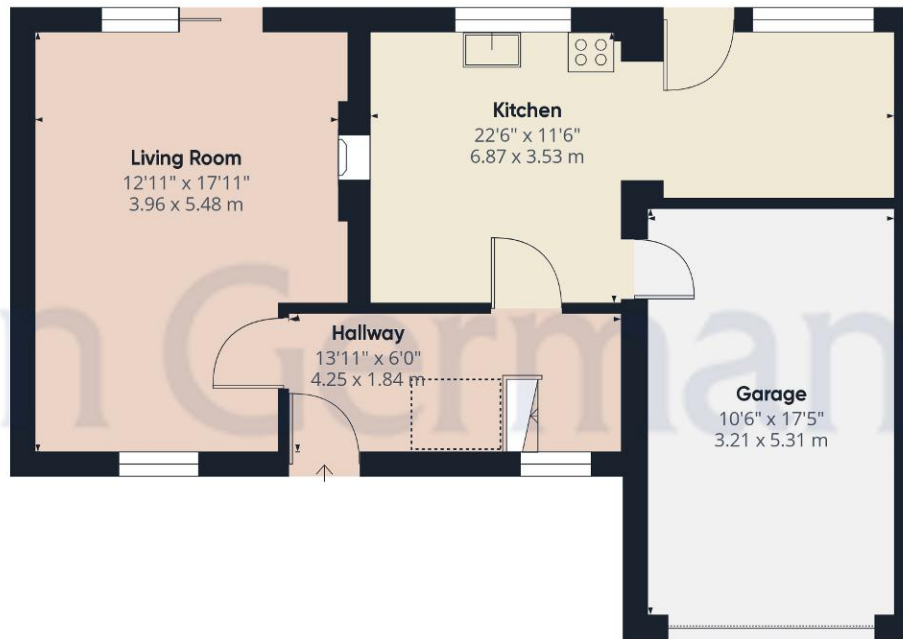
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24062024

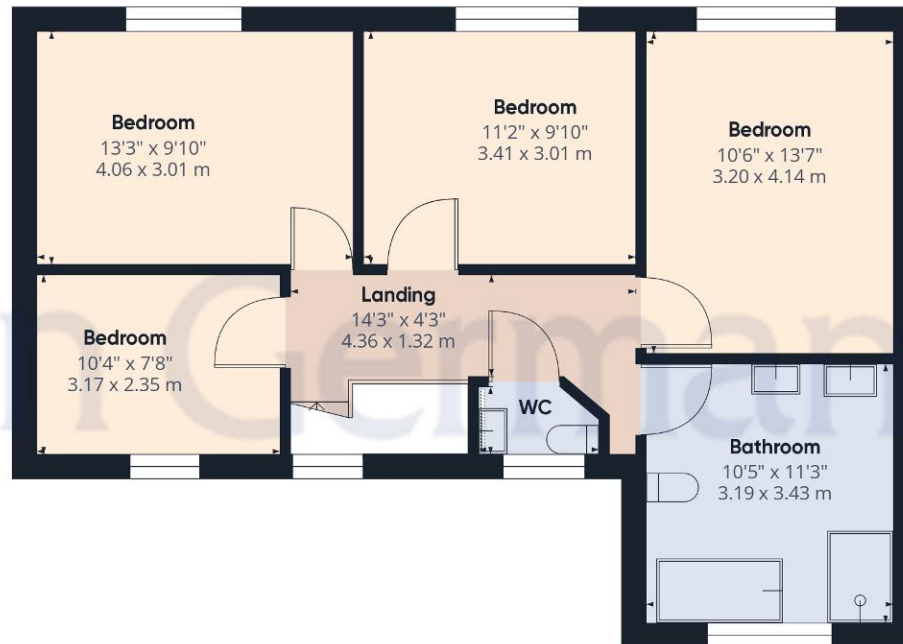
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1380.01 ft²
128.21 m²

Reduced headroom

12.85 ft²
1.19 m²

(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		98 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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