

Forest Road  
Loughborough, LE11 3HX



A well-presented, extended and modernised, spacious and light home with a very large, south facing, private rear garden, new roof and driveway for two vehicles, being sold with no onward chain.

£325,000

John German 

This property would make an ideal purchase for first time buyers or professional couples.

The property is located within close proximity to a range of amenities including schools, supermarkets, shops, boutiques, pubs and restaurants. There are also plenty of green spaces for walking and cycling.

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

Accommodation comprises three bedrooms, family bathroom, lounge, dining/sitting room and kitchen.

Externally, the garden is of excellent size, south facing, and very private with raised patio seating area. The driveway offers comfortable parking for two vehicles.

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

**Property construction:** Standard

**Parking:** Drive

**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 C

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

**Our Ref:** JGA/12072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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#### Agents' Notes

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