

Old Main Road  
Costock, Loughborough, LE12 6XF

John  
German





# Old Main Road

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Offers In Excess Of £375,000



A stunning, spacious and characterful 1930s home with potential to extend (STPP) and an incredible 1/3 (approx.) acre plot, boasting a most enviable garden, professional workshop, outbuildings and ample parking.

This property is one not to be missed and would make an ideal purchase for professional couples or families alike.

The property is located within close proximity to the well regarded Costock C of E Primary School, St. Giles Church and "The Generous Briton" Public House & Restaurant. Further amenities including shops, boutiques, pubs and restaurants can be found in nearby East Leake (approx. 2 miles away), accessed via the A60. There are also plenty of green spaces for walking and cycling.

Public transport well catered for by regular bus service to the major conurbations of Nottingham and Loughborough (approx. 30-minute bus ride either way); commuter access to the M1, A46 and A6 is excellent.

Accommodation comprises three bedrooms, family bathroom, lounge, dining room, kitchen with utility area, ground floor W.C. and large conservatory/sun room which was replaced in 2022 overlooking the garden.

Externally, the garden is of excellent size, private and beautifully maintained, with open views to the rear, raised deck area accessed via the sunroom, vegetable plot, mature trees and borders and a small orchard. There is a professional standard workshop and sheds providing additional workspaces and storage. To the front, the driveway provides parking for several 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:** 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:** Rushcliffe Borough Council / Tax Band D

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

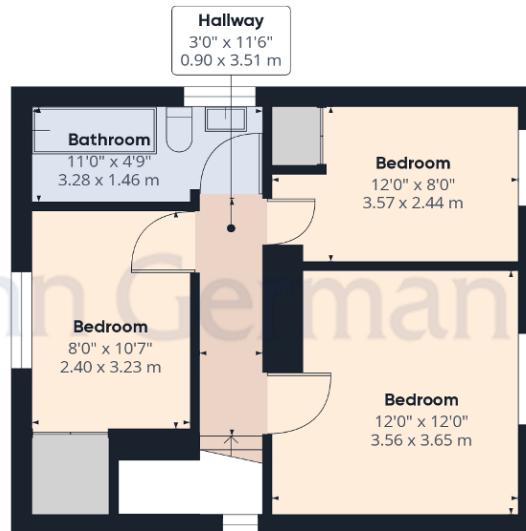
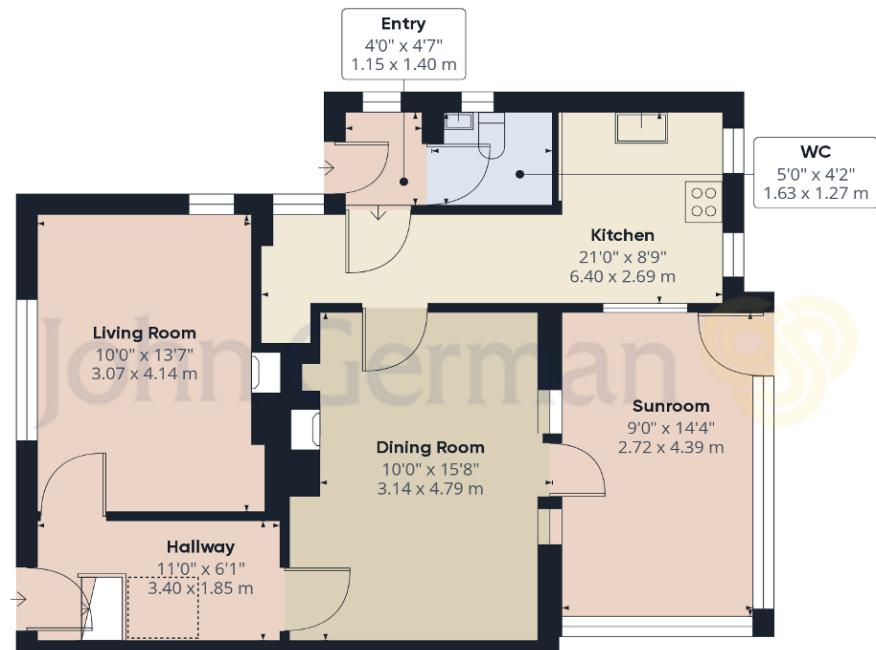
[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

Our Ref: JGA/12072024

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Approximate total area<sup>(1)</sup>

1327.94 ft<sup>2</sup>  
123.37 m<sup>2</sup>

Reduced headroom

9.69 ft<sup>2</sup>  
0.9 m<sup>2</sup>



(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.



#### Agents' Notes

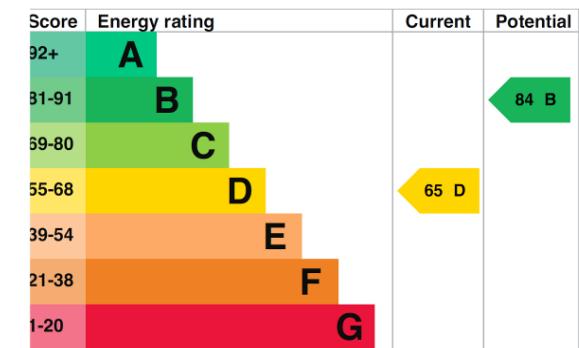
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