

# Old Main Road

Costock, Loughborough, LE12 6XF

John   
German









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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)

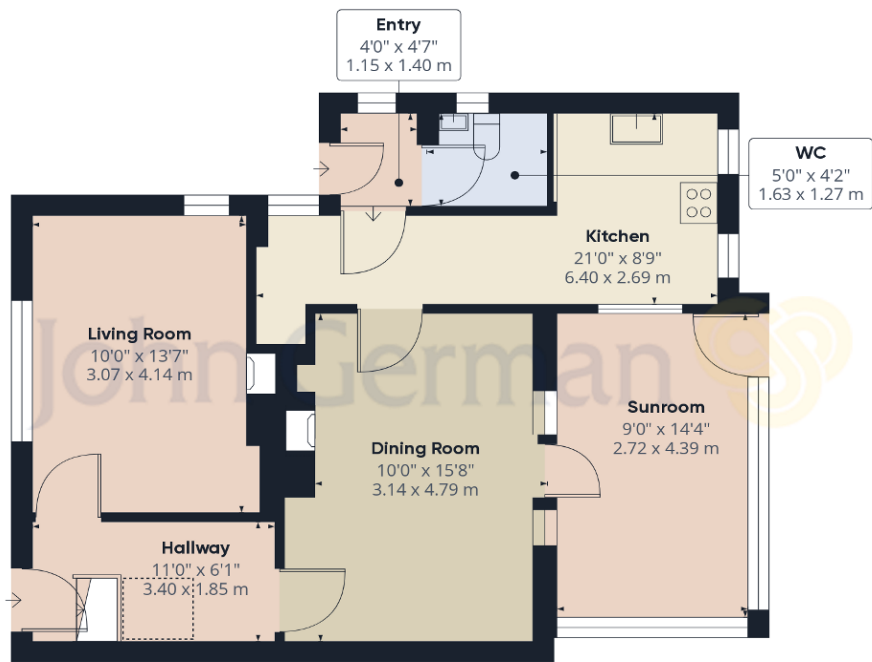
**Our Ref:** JGA/12072024

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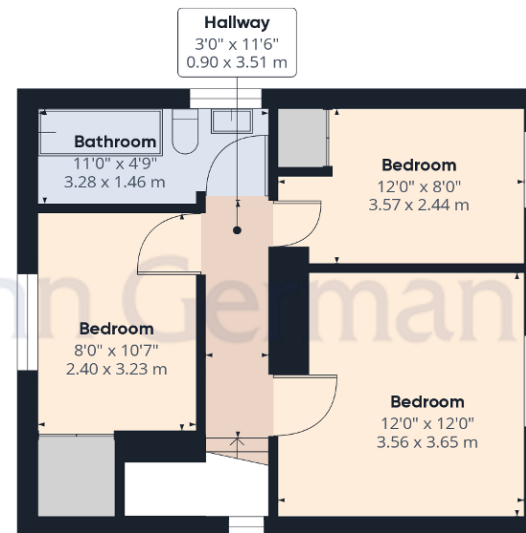








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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.

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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