

# Chester Close

Loughborough, LE11 3BD

John   
German



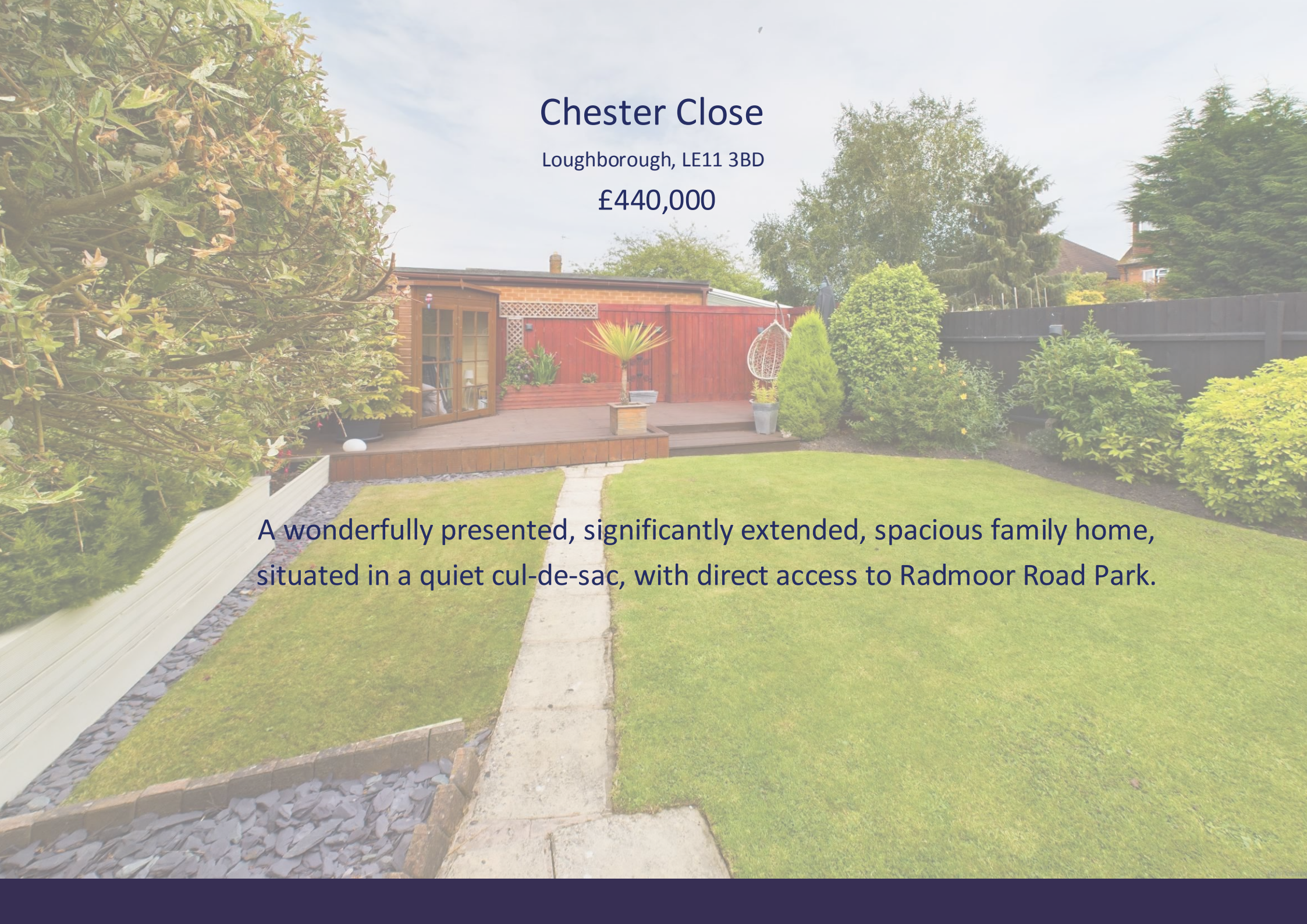


# Chester Close

Loughborough, LE11 3BD

£440,000

A wonderfully presented, significantly extended, spacious family home, situated in a quiet cul-de-sac, with direct access to Radmoor Road Park.



This property would make an ideal purchase for growing or established families.

The property is located within close proximity to a wide range of local amenities including; (but not limited to) schools, supermarkets, shops, boutiques, pubs and restaurant. There are also plenty of green spaces for walking and cycling in the nearby parks and public spaces, notably Radmoor Road Park which is at the bottom of the cul-de-sac.

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

Accommodation comprises; four bedrooms (three double), en-suite, family shower room, ground floor W.C., lounge, dining room and kitchen.

Externally, the property offers a perfect size rear garden with patio seating area, pergola and mature plantations. There is an integral garage while the gated driveway offers parking for several vehicles. Permit parking is also available on the road.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** cable

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 D

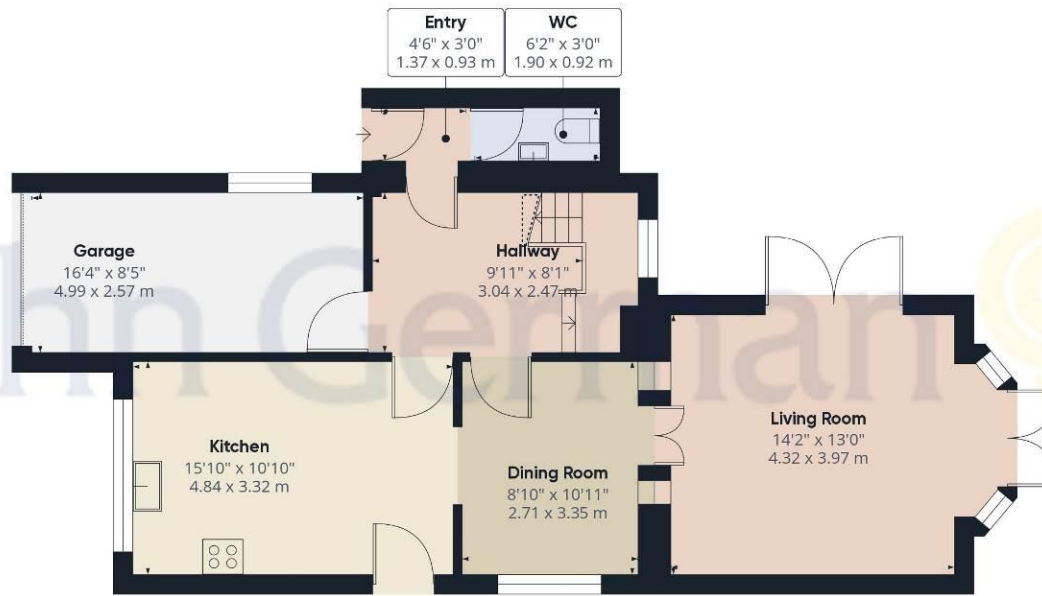
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA05082024

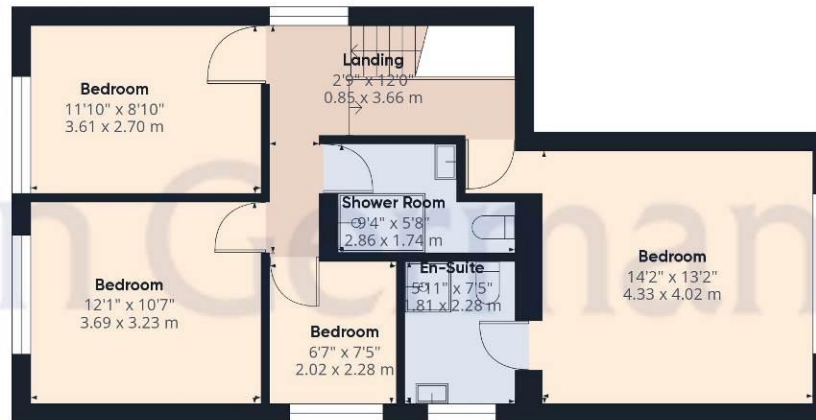
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Ground Floor



Floor 1

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

1406.63 ft<sup>2</sup>


130.68 m<sup>2</sup>

**Reduced headroom**

8.29 ft<sup>2</sup>

0.77 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.

GIRAFFE360



### 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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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Loughborough | Stafford | Uttoxeter

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent



