



A beautifully presented, spacious modern home with dining kitchen, south facing rear garden, open views to the front elevation and approximately 8-year NHBC warranty.

Offers In Excess Of £325,000





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

The property in "Stonebow Village" is located on the outskirts of Loughborough and approximately 1 mile away from nearby Hathern. Local amenities including (but not limited to) schools, shops, boutiques, pubs and restaurants are plentiful in the local conurbations. There are also plenty of green spaces for walking and cycling.

Public transport is well catered for by regular bus service, Loughborough train station is approximately 10 minutes away by car; commuter access to the M1 and A6 is excellent.

Accommodation comprises four bedrooms, en-suite, family bathroom, ground floor W.C., lounge and kitchen/diner.

Externally, the property offers a well sized, south facing rear garden. The driveway provides comfortable parking for two vehicles.

Agents notes:

Private Road (no associated fees at this moment).

NHBC estimated to be 8 years – please check with your conveyancer.

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

 $\textbf{Please note:} \ \textbf{It is quite common for some properties to have a Ring doorbell}$

and internal recording devices. **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).

Broadb and 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 D

 $\textbf{Useful Websites:} \ \underline{www.gov.uk/government/organisations/environment-agency}$

www.charnwood.gov.uk
Our Ref: JGA/27092024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.













John German 🧐





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. Whist we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please ontact the ofter and wewlil 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.

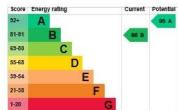
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