

Baily Road  
Loughborough, LE12 5BU



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**

**John German** 

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).

**Please note:** 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).

**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:** Charnwood Borough Council / Tax Band D

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

**Our Ref:** JGA/27092024

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Score	Energy rating	Current	Potential
92+	A		95-A
81-91	B	86-B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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**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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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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