

Ledbury Road  
Loughborough, LE11 2RT

John German



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## Ledbury Road

Loughborough, LE11 2RT

£400,000

A beautifully presented, spacious and light home, recently redecorated throughout, in a sought-after residential location, being sold with no onward chain.

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This property would make an ideal purchase for professional couples or families.

The property is located within walking distance of Woodbrook Vale High School. Situated on the popular forest side of Loughborough.

The well-proportioned accommodation comprises entrance hall way, large living room leading through to the conservatory, separate dining room, which could be used as a playroom or office, kitchen, utility room, W.C. staircase and landing leading to four bedrooms and a family bathroom.

Externally, the property offers a good size private rear garden, single garage and driveway.

**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:** 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)

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

**Our Ref:** JGA/16082024

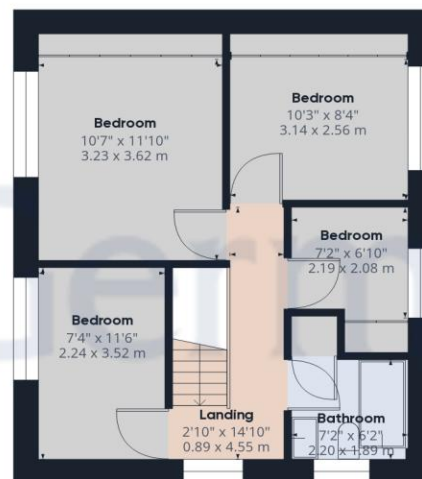
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Ground Floor



Floor 1

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

1341.29 ft<sup>2</sup>

124.61 m<sup>2</sup>

**Reduced headroom**

5.92 ft<sup>2</sup>

0.55 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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

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



