

# Barden Close

Loughborough, LE11 4WD







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£375,000

A significantly extended, incredibly spacious home offering over 1700 square feet of accommodation, in need of modernisation, situated in a quiet cul-de-sac, being sold with no onward chain.



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

The property is located on the outskirts of Loughborough however within easy reach of local amenities such as supermarkets, convenience stores, pubs and restaurants.

Public transport well catered for by regular bus service (stops only a short walk away) and Loughborough Train Station (approx. 3 miles or a 12-minute drive away) while commuter access to the M1 and A6 is excellent.

Accommodation comprises; five bedrooms, family bathroom, two en-suites, ground floor W.C., utility room, lounge, dining room, kitchen/diner and study/home office.

Externally, the property offers a well sized private rear garden, 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 & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband type:** 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 F

**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/12112024

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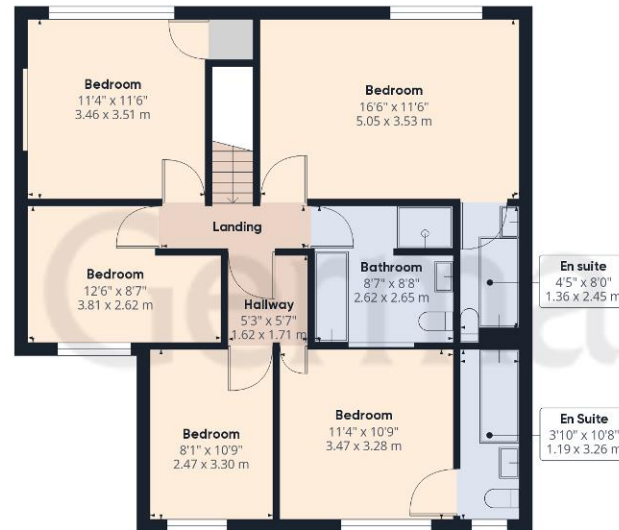








Ground Floor



Floor 1

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

1749.33 ft<sup>2</sup>

162.52 m<sup>2</sup>

**Reduced headroom**

3.19 ft<sup>2</sup>

0.3 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.

**GIRAFFE360**



### Agents' Notes

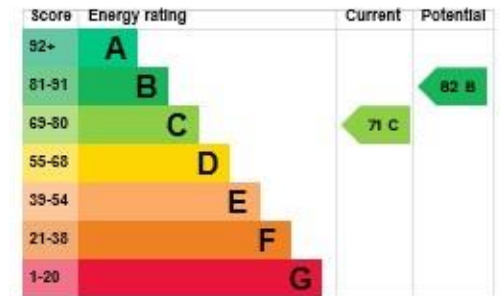
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### Referral Fees

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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

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