

Rivington Drive
Loughborough, LE11 4EJ



A well-presented home in a sought-after residential location, offering a private rear garden and its own parking space, being sold with no onward chain.

Offers in excess of £180,000

John German 

This property would make an ideal purchase for first time buyers, professional couples, downsizers or landlords.

The property is located on the outskirts of Loughborough within walking distance of Loughborough University and 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; three bedrooms, family bathroom, lounge/diner and kitchen.

Externally, the property offers a well sized private rear garden and its own parking space with the possibility of building a garage with forecourt (STPP).

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: Own parking

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 B

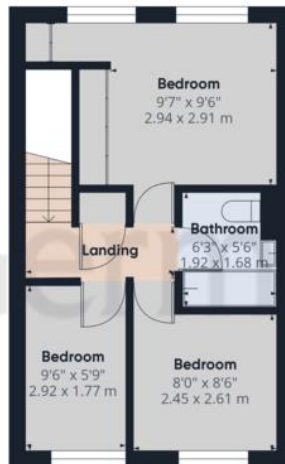
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.charnwood.gov.uk

Our Ref: JGA/19112024

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Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

672.63 ft²
62.49 m²

(1) Excluding balconies and terraces

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



AWAIT GARDEN PHOTO

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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