

# Bailey Close

Loughborough, LE11 3PB

John   
German





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Loughborough, LE11 3PB

£600,000

**A superbly spacious, classic David Wilson designed home, situated in one of the most sought-after residential developments in Loughborough, backing onto sports fields and overlooking Outwoods.**

This fantastic home would make an ideal purchase for growing or established families as well as executive couples. Located on a top development by David Wilson Homes, before it was taken over by Barratt Homes.

The property is located on a quiet cul-de-sac that is within walking distance (within 2.2 miles) from Loughborough Endowed Schools and within easy reach of a range of local amenities including supermarkets, pubs/restaurants and sporting facilities. There are also plenty of green spaces for walking and cycling. Public transport is well catered for by regular bus and train service; commuter access to the M1 and A6 is excellent.

Accommodation comprises; five double bedrooms, en-suite, family bathroom, ground floor W.C., utility room, breakfast kitchen, lounge, dining room and study. The double integral garage can be accessed via the entrance hall or driveway.

Externally, the garden is of excellent size and southwest facing, predominantly laid to lawn with mature borders and, of note, a superb oak tree. There is a secure access gate to the fields behind the property, perfect for taking the dog for a walk or letting the children out for recreation.

Upon entering the home, you will be greeted with an incredibly spacious and light entrance hall from which all reception rooms can be accessed. The lounge to the left has a wonderfully cosy wood flame effect gas fire and leads on, via double doors, to the study with sliding patio door overlooking the garden. The dining room is a particular feature of the home, boasting a bandstand window overlooking the garden and potential to open plan into what is currently a large breakfast kitchen with a range of integrated appliances and oak worktops.

Ascending the bespoke oak staircase, from the main entrance hall, you will notice a cleverly positioned light tunnel, ensuring the landing always has a source of natural light. Each of the five bedrooms can house a double bed and come with in-built/fitted wardrobes. The rear bedrooms offer fantastic views over Outwoods and magnificent sunsets. The family bathroom is of excellent size with panelled bath, separate shower, wash-hand basin with pedestal and low-level flush W.C. The en-suite has been positioned to service the second bedroom and has a shower cubicle, wash-hand basin, low-level flush W.C. and heated towel rail.

This type of property often only comes available once in a generation. Contact John German Loughborough office to book your viewing today.

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

**Please note:** There is an emergency switch in bedroom two.

**Property construction:** Brick

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

Fully double glazed. Satellite TV is available to the area.

(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 F

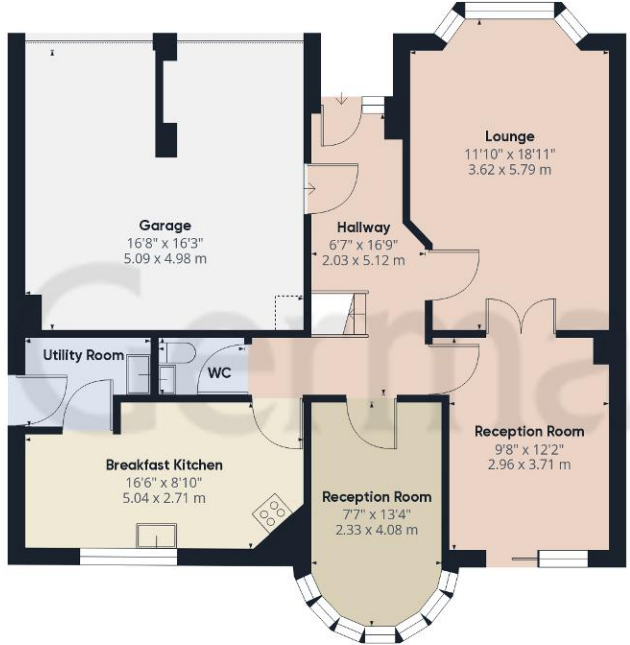
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05122024

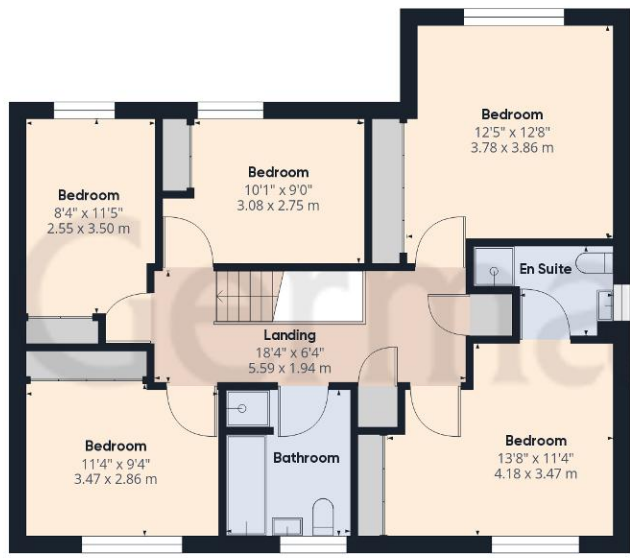
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Ground Floor



Floor 1

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

1880.76 ft<sup>2</sup>  
174.73 m<sup>2</sup>

**Reduced headroom**

3.33 ft<sup>2</sup>  
0.31 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

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. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. 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.

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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