

Gladstone Street

Loughborough, LE11 1NS

John German





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£290,000

A beautifully presented, delightfully spacious character home with a wealth of original features, good size rear garden, which is not overlooked, in a highly sought after central location.

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

The property is located within close proximity to a range of amenities including (but not limited to) primary and secondary schools, Loughborough Leisure Centre, supermarkets, shops, pubs and restaurants. 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; three large bedrooms, family bathroom, open plan lounge/dining room and breakfast kitchen. The property benefits from new windows and doors.

Externally, the property has a lovely size southwest facing rear garden, which is not overlooked, and boasts a range of useful outbuildings housing a W.C., washing machine and freezer, which could be used for storage or converted for more recreational based facilities.

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: Permit/On street

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 C

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

Our Ref: JGA/17122024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor

Approximate total area⁽¹⁾

1156.8 ft²

107.47 m²



Floor 1

(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.

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Agents' Notes

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