

Forsyth Close

Loughborough, LE11 5HA

John German



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Guide Price £300,000 - £325,000

A well-presented, incredibly spacious family home, situated in a quiet cul-de-sac, with ample off-road parking, single garage and workshop, and within easy reach of amenities.

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

The property is located within close proximity to a wide range of local amenities including (but not limited to); schools, supermarkets, shops, boutiques, pubs and restaurant. There are also plenty of green spaces for walking and cycling in the nearby parks.

Public transport well catered for by regular bus service; commuter access to the M1 and A6 is excellent.

Accommodation comprises three double bedrooms, en-suite, family bathroom, ground floor W.C., lounge, kitchen/diner and conservatory.

Externally, the garden is of good size, low maintenance and very private. The single garage has been wrapped around by a workshop which has plenty of power points and lighting. To the front, the driveway offers ample parking for three to four vehicles.

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 D

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

www.charnwood.gov.uk

Our Ref: JGA/11032025

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Ground Floor

Approximate total area⁽¹⁾
1595.22 ft²
148.2 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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