

# Forest Road

Loughborough, LE11 3HU

John German



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Offers In Excess Of

£375,000

A spacious, light-filled family home, offering well-balanced accommodation, a beautifully private rear garden, and generous off-road parking — perfectly suited to modern family living.



This fantastic home would make an ideal purchase for first time buyers, professional couples, families or those wishing to downsize.

The property is located within close proximity to Loughborough Schools Foundation and footpath routes to Loughborough University, plus a wide range of local amenities including (but not limited to), supermarkets, shops, boutiques, pubs and restaurants. There are also plenty of green spaces for walking and cycling in the nearby parks and public spaces.

Public transport is well catered for by regular bus service and Loughborough Railway Station giving access to London and Edinburgh; commuter access to the M1 and A6 is excellent. East Midlands Airport is approximately 20 minutes away by car.

Accommodation comprises; three bedrooms, bathroom, downstairs WC, lounge, two dining rooms, sun room, kitchen.

Externally, the property enjoys a generous and beautifully maintained rear garden, featuring a spacious patio area just off the sun room - ideal for outdoor dining or relaxing in the warmer months. Beyond, a large, well-kept lawn is bordered by mature planting, creating a lovely sense of privacy and greenery. To the rear of the garden is a productive vegetable patch. To the front, the property offers a driveway for ample parking and detached garage.

**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 E

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

**Our Ref:** JGA/14072025

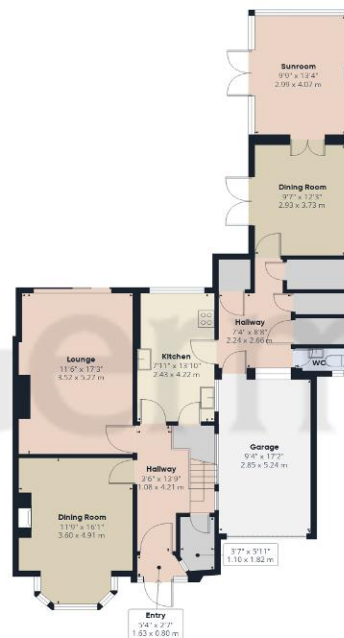
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Ground Floor

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

1688 ft<sup>2</sup>

156.8 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





### 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield  
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