

Loweswater Drive

Loughborough, LE11 3RR

John  
German



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£375,000



A beautifully presented, extended, spacious and light home, located within the catchment area of Holywell Primary School, with good size rear garden, ample parking and close to plenty of green spaces and leisure facilities.

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

The property is located within easy reach of a wide range of local amenities, including good primary and secondary schools, Loughborough University, supermarkets, independent shops, boutiques, pubs and restaurants. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1 and A6, regular bus service, and Loughborough Railway Station providing links to London & Edinburgh. East Midlands Airport is only 15 minutes away by car.

Accommodation comprises; three bedrooms, family bathroom, ground floor W.C., study area, lounge, sitting room and extended open plan kitchen/diner.

Externally, the rear garden is of good size and low maintenance with paved patio seating area and mature hedge borders filled out with a beautiful array of climbing plants. The stylish block paved driveway parks two vehicles comfortably and offers side access to the rear of the home via double gates.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains Gas

(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 C

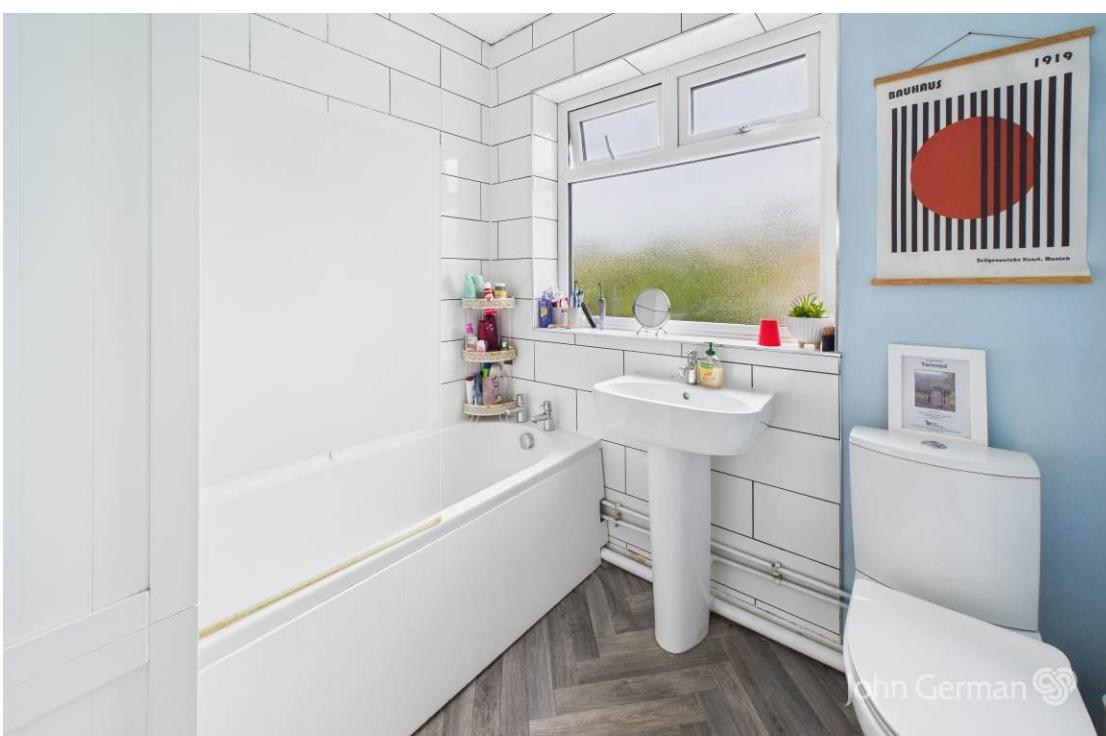
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

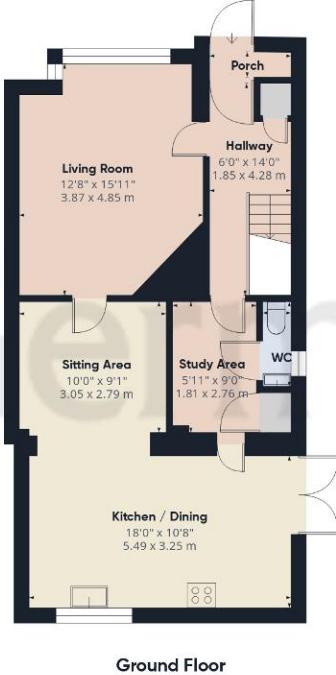
**Our Ref:** JGA/08082025

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Ground Floor

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

1061 ft<sup>2</sup>  
98.6 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.

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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 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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