

# Tylers Road

Belton, Loughborough, LE12 9TX



A wonderful home, in ready to move condition, with quality fitted furniture and bathroom suite, ample parking and a private rear garden, located on a quiet road within the beautiful and highly sought-after village of Belton. Being sold with no onward chain.

£260,000



John German

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

Belton is home to a variety of local amenities including Belton C of E Primary School, Belton Village Hall, Belton Medical Practice, recreational grounds, convenience store and public house/restaurant.

Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Further amenities can be found in nearby Loughborough (7.5 miles away), including good primary and secondary schools, Loughborough University, supermarkets, independent shops, boutiques, pubs and restaurants.

Commuters will benefit from excellent transport links with easy access to the M1 and M42, regular bus service, and Loughborough Railway Station (20 minutes away by car) providing links to London and Edinburgh. East Midlands Airport is only 10 minutes away by car.

Accommodation comprises; three bedrooms with the third having been converted to a fitted dressing room, modern family bathroom, lounge, kitchen/dining room, and conservatory which has plumbing for a utility facility.

Externally, the rear garden is of good size, predominantly laid to lawn with mature hedge borders. The block paved driveway to the side of the home offers plenty of tandem parking.

**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.

Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.  
The property is situated on an unadopted road.

**Property construction:** Standard

**Parking:** Drive

**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/>

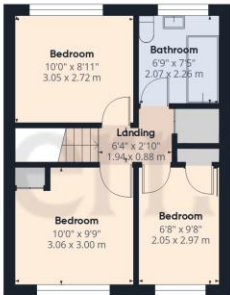
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B

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

**Our Ref:** JGA/03122025

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.

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

824 ft<sup>2</sup>  
76.5 m<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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## Agents' Notes

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## 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.

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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