

Moscow Lane
Shepshed, Loughborough, LE12 9EX

John
German



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Guide Price £400,000

A well-presented, spacious home, situated in one of the most sought-after residential areas in Shepshed, with an excellent size rear garden giving significant potential to extend (STPP), double garage and ample living accommodation, being sold with no onward chain.



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This property would make an ideal purchase for professional couples, small families or those wishing to downsize.

The property is located within easy reach of a wide range of local amenities, including good primary and secondary schools, an array of 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 to the M1 and regular bus service. Loughborough Railway Station, providing links to London and Edinburgh, is located approximately 15 minutes away by car. East Midlands Airport is also only 15 minutes away by car.

Accommodation comprises; three bedrooms, family bathroom, en-suite, W.C., separate utility room, lounge, dining room, study and kitchen.

Externally, the rear garden is of excellent size (whole plot measuring approx. 0.2 acres), and very private, predominantly laid to lawn with attractive borders, mature fruit trees, patio seating area and hard standings to the rear. The double garage is accessed either via the utility room or electric roller door from the driveway, which itself comfortably parks two 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

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

Our Ref: JGA/07012026

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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Agents' Notes

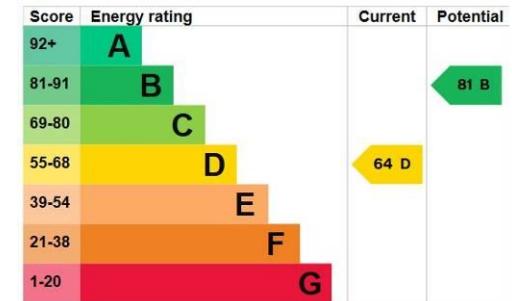
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Referral Fees

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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