

Main Street, Costock, Loughborough, LE12 6XD

**newman**  
property experts





Newman Property Experts are delighted to market this four bedroom detached new family home located in a quiet village location in Costock, Loughborough, a highly sought after area of Leicestershire. Being offered to the market with no onward chain

With double glazing, gas heating to radiators, the accommodation comprises a generous living room and downstairs w.c. large kitchen diner room offer ample space for entertaining friends and family.

Stairs lead up to the first floor landing off which there are the four bedrooms with the master accompanied by an en suite bathroom and family bathroom.

To the front of the property a driveway provides off street parking for multiple cars along. The low maintenance rear garden, enclosed by panel fencing accessed from either the living room or kitchen.

The property is easily commutable to Loughborough, Leicester, Derby and Nottingham with East Midlands Airport also easily accessible and benefits from a range of local amenities including a local convenience store, doctors surgery, and the highly rated schools nearby.

To arrange a viewing, please call Newman Property Experts now!

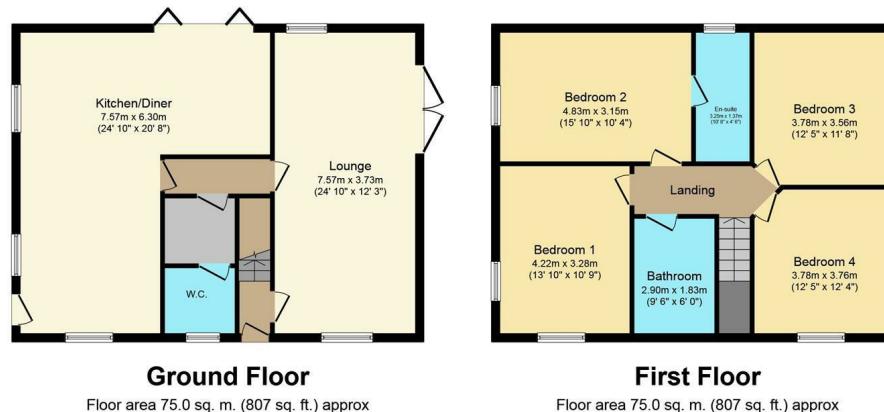


Call me  
to book a  
viewing



Gupy Sandhu  
0116 464 7342

- NEW HOME
- MODERNISED THROUGHOUT
- CHAIN FREE
- DETACHED
- 4 DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- AMPLE SPACE FOR MULTIPLE CARS
- VILLAGE LOCATION
- VIRTUAL VIEWING AVAILABLE
- EPC RATING D



Total floor area 150.0 sq. m. (1,615 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixtures and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	
(81-91)	B		67
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Current		Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	83	
(81-91)	B		60
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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