



New Ashby Road Loughborough

- Well laid out three bedroom family home
- Sought after forest side of Loughborough
- Offers scope to update and personalise
- Large living room with fireplace
- Kitchen with built in storage
- Convenient downstairs WC
- Three spacious bedrooms
- Gardens bursting with potential
- EPC Rating D / Council Tax Band B / Freehold

Situated on New Ashby Road in Loughborough, this property offers a well-balanced and comfortable layout in a convenient location close to shops, schools, and transport links.

Inside, the house has a bright and welcoming feel, with well-proportioned living areas that benefit from plenty of natural light, creating a pleasant sense of space throughout.

The kitchen is practical and well laid out, with good storage and worktop space, and offers scope to incorporate a dining area if desired.

The bedrooms are generously sized and filled with natural light, while the bathroom is clean, modern, and well suited to everyday use.

Outside, the property stands out for its large front and rear gardens, providing excellent potential for landscaping and the addition of a driveway, allowing the next owner to make the most of the outdoor space.





General Description:

Alexanders offer to the market this spacious three bedroom home on New Ashby Road in Loughborough, located close to Loughborough University on the Forest Side of the town.

Accommodation:

The living accommodation is arranged over two floors and briefly comprises an entrance hall, living room, kitchen, WC, and pantry. To the first floor are three good-sized bedrooms and a three-piece bathroom.

Gardens and land:

Externally to the front of the property is a lawned area, providing great potential to create parking for two vehicles, to the rear are formal gardens again laid mostly to lawn with paved seating terrace directly to the rear of the property.

Location:

Loughborough is a vibrant university town, offering a wide range of facilities including shopping, a cinema, and a leisure centre. The area has schools for all ages, including the well-regarded Mountfields Lodge Primary School and Woodbrook Vale Secondary School, both with good Ofsted ratings. The nearby M1 provides easy access to Leicester, Derby, Nottingham, and East Midlands Airport.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band B.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.





Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

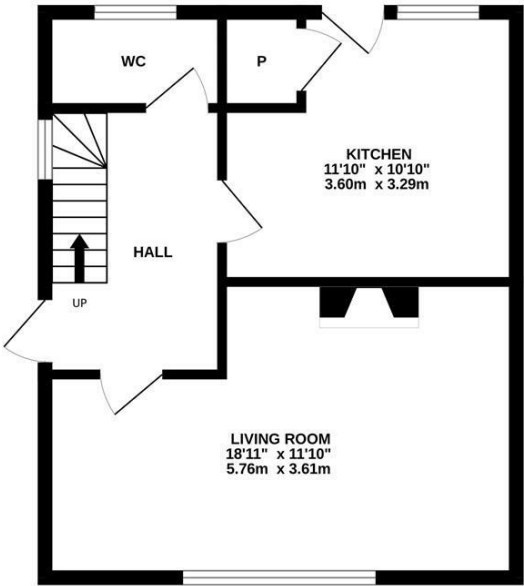
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

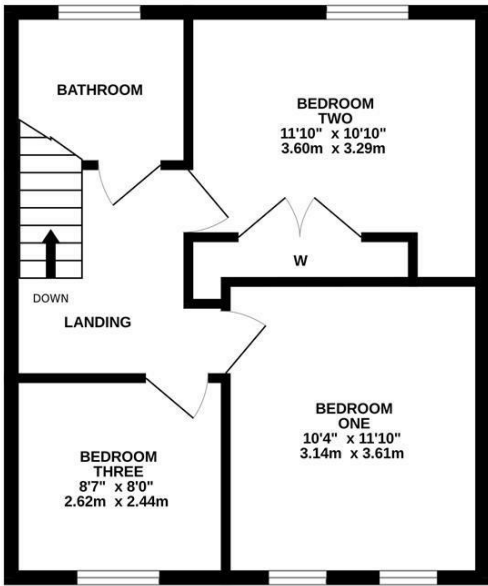
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		



