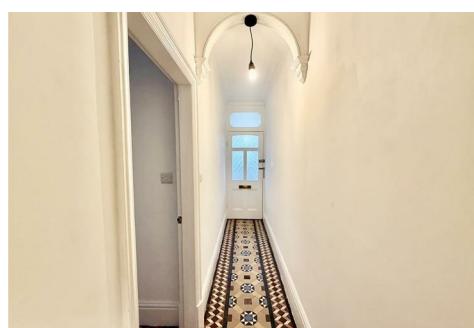


# Holders

A Modern Estate Agent



**56 York Road, Loughborough, LE11 3DA**

**£315,000**

Offered to the market with the significant advantage of no upward chain, this elegant bay-fronted Victorian villa offers generously proportioned accommodation and occupies a highly regarded and well-established position within Loughborough town centre. The property retains the charm and character typical of its era, combined with spacious room sizes that are ideal for modern family living.

Situated in the very heart of this thriving market town, the home enjoys exceptional convenience. A wide range of amenities are within easy walking distance, including highly regarded local schools, the beautifully maintained Queen's Park with its green open spaces and leisure facilities, and Loughborough town centre itself, which offers an extensive selection of shops, cafés, restaurants, and essential services.

Residents benefit from permit-controlled on-street parking, ensuring parking is restricted to local homeowners and adding to the overall appeal of this desirable and central location.

## **Summary**

The property offers a generous internal floor area of approximately 1,250 square feet, providing well-balanced and versatile accommodation arranged over two floors. Throughout the home there is a wealth of original period features, including decorative joinery, traditional plasterwork, and impressive high ceilings, all of which combine to create a sense of space, character, and timeless elegance.

The ground floor living accommodation is both practical and well proportioned, beginning with an inviting entrance porch that opens into a welcoming reception hall. From here, access is provided to the principal reception rooms, including a well-sized sitting room ideal for everyday living and entertaining, and a separate dining room that comfortably accommodates a family dining table. To the rear of the property is a charming breakfast room featuring a box bay window, allowing for excellent natural light and views over the garden, and offering an ideal space for informal dining. This in turn leads to a generously proportioned and newly fitted kitchen positioned at the rear of the house, providing ample space for storage, preparation, and appliances, with scope for further enhancement if desired. Bi-folding doors lead to the rear gardens.

The first floor continues the theme of space and character, with three substantial double bedrooms, all of which benefit from excellent ceiling heights and generous proportions. The accommodation is completed by a well-appointed family bathroom, a particularly desirable feature for modern family living.

Externally, the property enjoys private rear gardens that are enclosed by perimeter walls, offering a good degree of privacy and security. The gardens are predominantly laid to lawn, providing a pleasant and low-maintenance outdoor space. Adjacent to the property is a seating terrace to the side and rear, ideal for outdoor dining and entertaining, while a pathway leads down to the end of the garden with a storage shed, creating a well-defined and attractive outdoor layout.

## **Disclaimer**

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

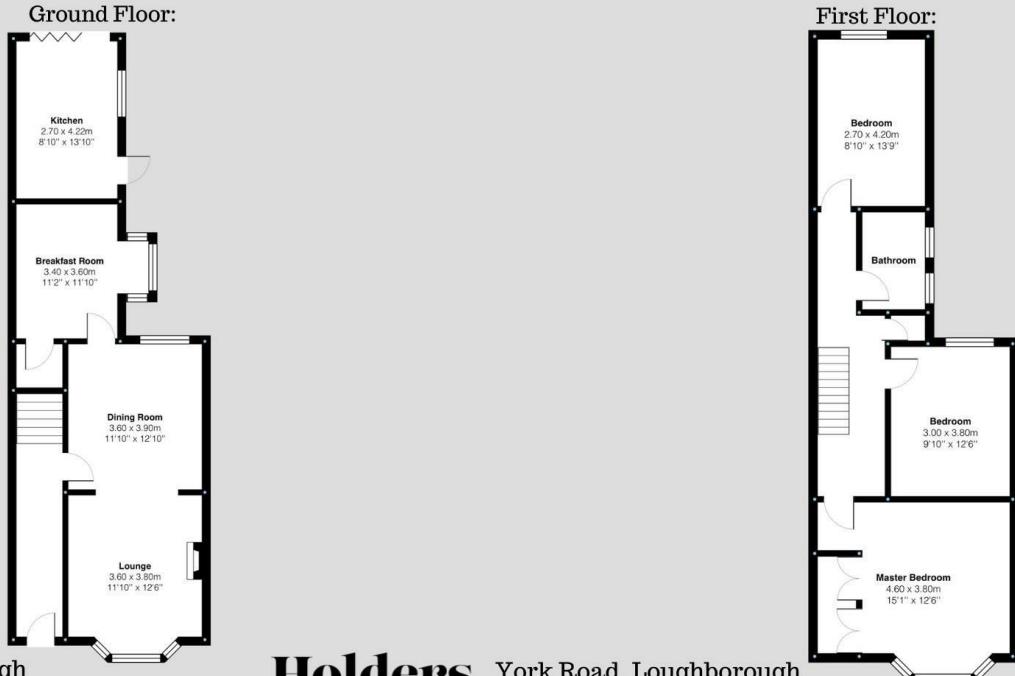
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

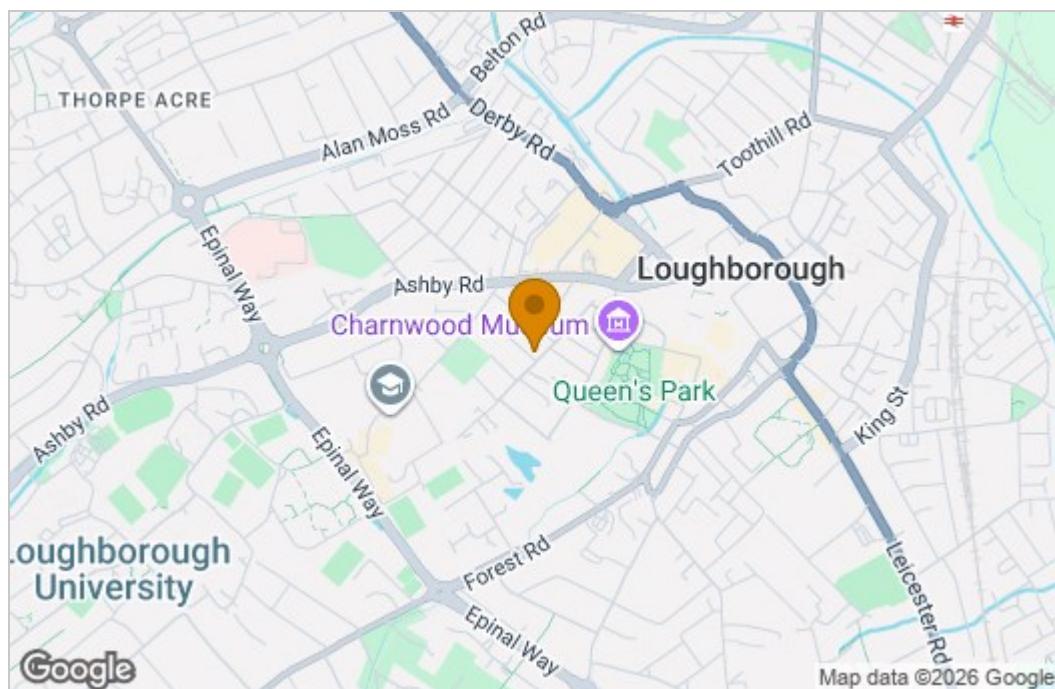
## **Extra Information**

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

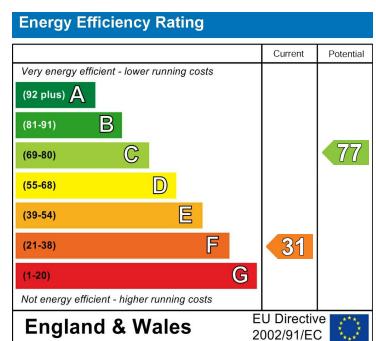
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.