

# Holden's

A Modern Estate Agent



24 Edward Street, Loughborough, LE11 1QF

Offers over £180,000

We are delighted to present a great opportunity to acquire this modern two-bedroom home, formerly a three bedroom property - located in the desirable area of Loughborough. Ideally situated within a short walking distance to Loughborough Town Centre and the train station, this property offers both convenience and contemporary living.

## Summary

The entrance door is an UPVC double-glazing door that leads into an open plan lounge and dining room making a great space for all the family to enjoy. This spacious area features double-glazed windows at the front and rear, a staircase to the first floor, and a door providing access to the kitchen.

The kitchen is equipped with a range of modern units, work surfaces, and a stainless steel drainer sink unit with a mixer tap. It also includes an oven and hob and access to a rear lobby providing access to the rear garden and a ground floor w/c and utility room.

On the first floor, access is provided to all bedrooms and the bathroom. The first bedroom has a double-glazed window overlooking the front and a full range of fitted wardrobes.

The second bedroom features a double-glazed window at the rear and a storage cupboard. The bathroom contains a white three-piece suite with walk in shower, a pedestal wash hand basin, and a low-level WC.

The rear garden is accessible via gated entry to a passage leading into the enclosed garden space, which has a large patio area and storage shed.

## 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.

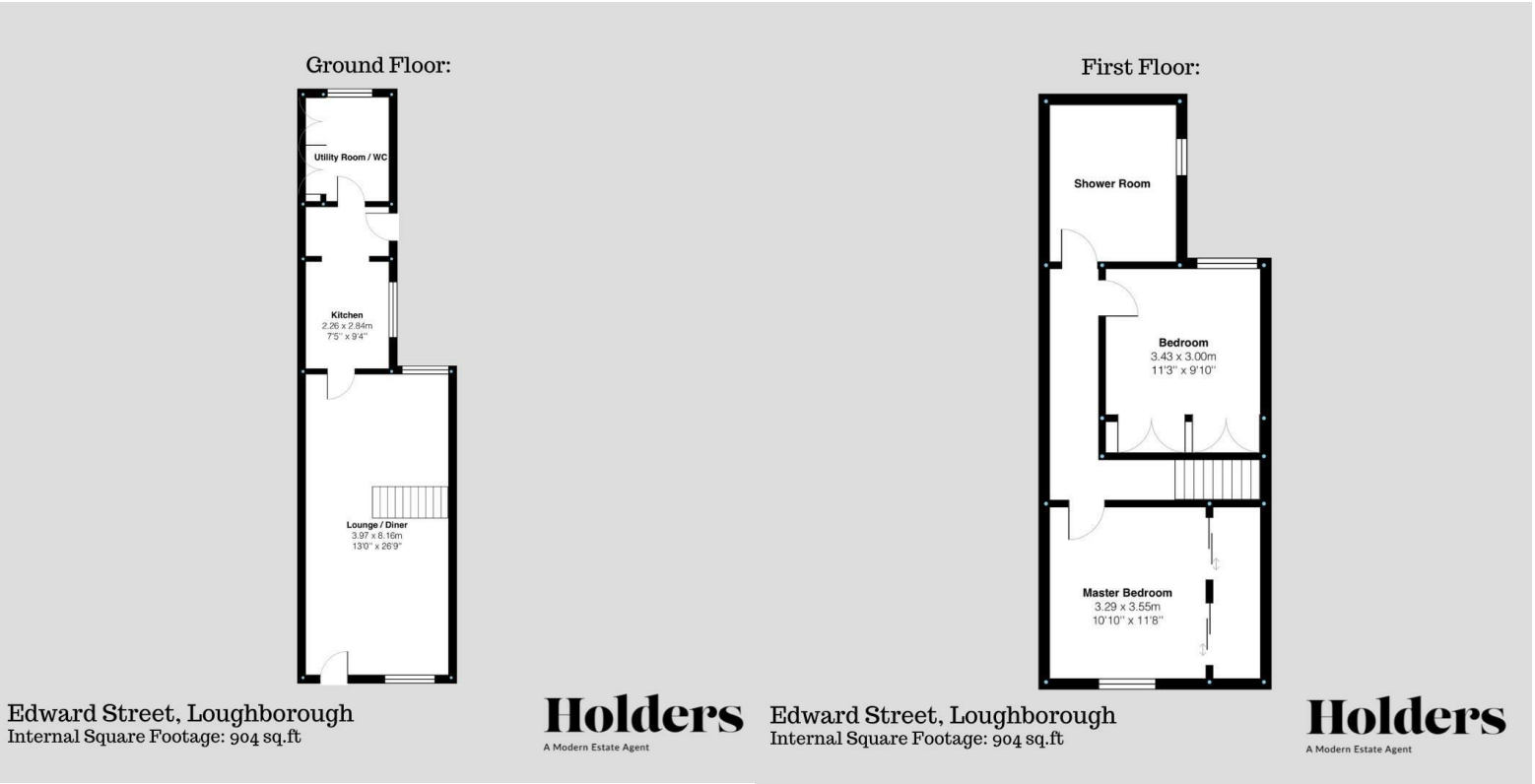
## Extra information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please

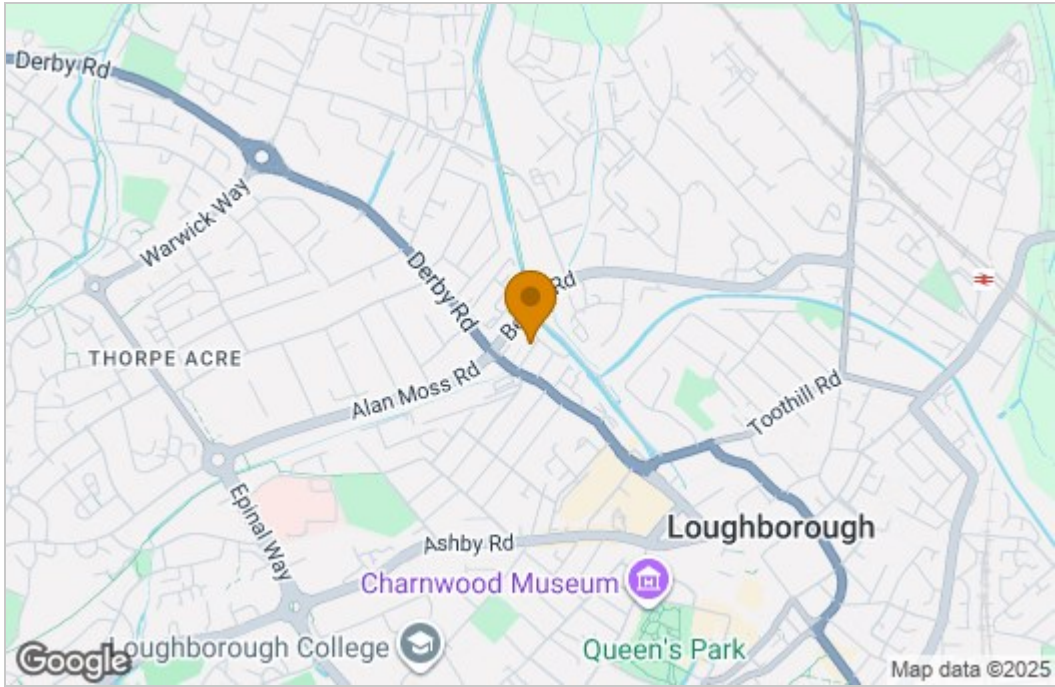
use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)



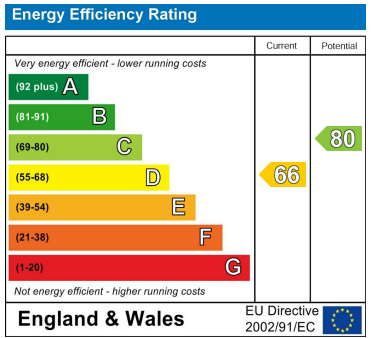
Floor Plan



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.