

# Holden's

A Modern Estate Agent



93 Broadway, Loughborough, LE11 2JE

£230,000

A traditional style semi detached property offered for sale and is on a well sized plot. There is a separate lounge / diner and fitted kitchen. Three bedrooms to the first floor and modern bathroom. There property has double glazing and gas heating and viewing is recommended.

This charming traditional-style semi-detached property is well presented and offers spacious, flexible accommodation ideal for family living. Upon entering, you'll find a bright and inviting lounge that benefits from plenty of natural light, courtesy of elegant French doors that open directly into the rear garden—perfect for indoor-outdoor living and entertaining guests.

The generously proportioned kitchen is thoughtfully designed with ample space, making it an ideal spot for family meals or casual gatherings. Overlooking the rear garden, it creates a pleasant environment for everyday living. Adjacent to the kitchen is a door that leads into a outbuildings which would make an ideal utility space.

Upstairs, the property features three well-sized bedrooms, each of a good proportion and suitable for a variety of arrangements. The family bathroom is fitted with a white suite, completing the upper level.

Externally, the property benefits from off-road parking a well-maintained garden area. The rear garden is fully enclosed, offering privacy and security, and has been carefully maintained with low-maintenance in mind.

Additional details include double glazing throughout and gas central heating, ensuring comfort and efficiency year-round. Overall, this property would make a superb family home, combining traditional charm with modern conveniences.

Situated on the outskirts of Loughborough town centre, the property offers convenient access to local amenities. Within close proximity, there is a nearby convenience store for everyday essentials, as well as access to the larger Tesco supermarket for more extensive shopping needs. Families will appreciate the presence of a local primary school nearby, with good access to secondary school options, making this location particularly appealing for those with children. The area combines a peaceful residential feel with excellent connectivity to the town's amenities and transport links.

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incorrect.

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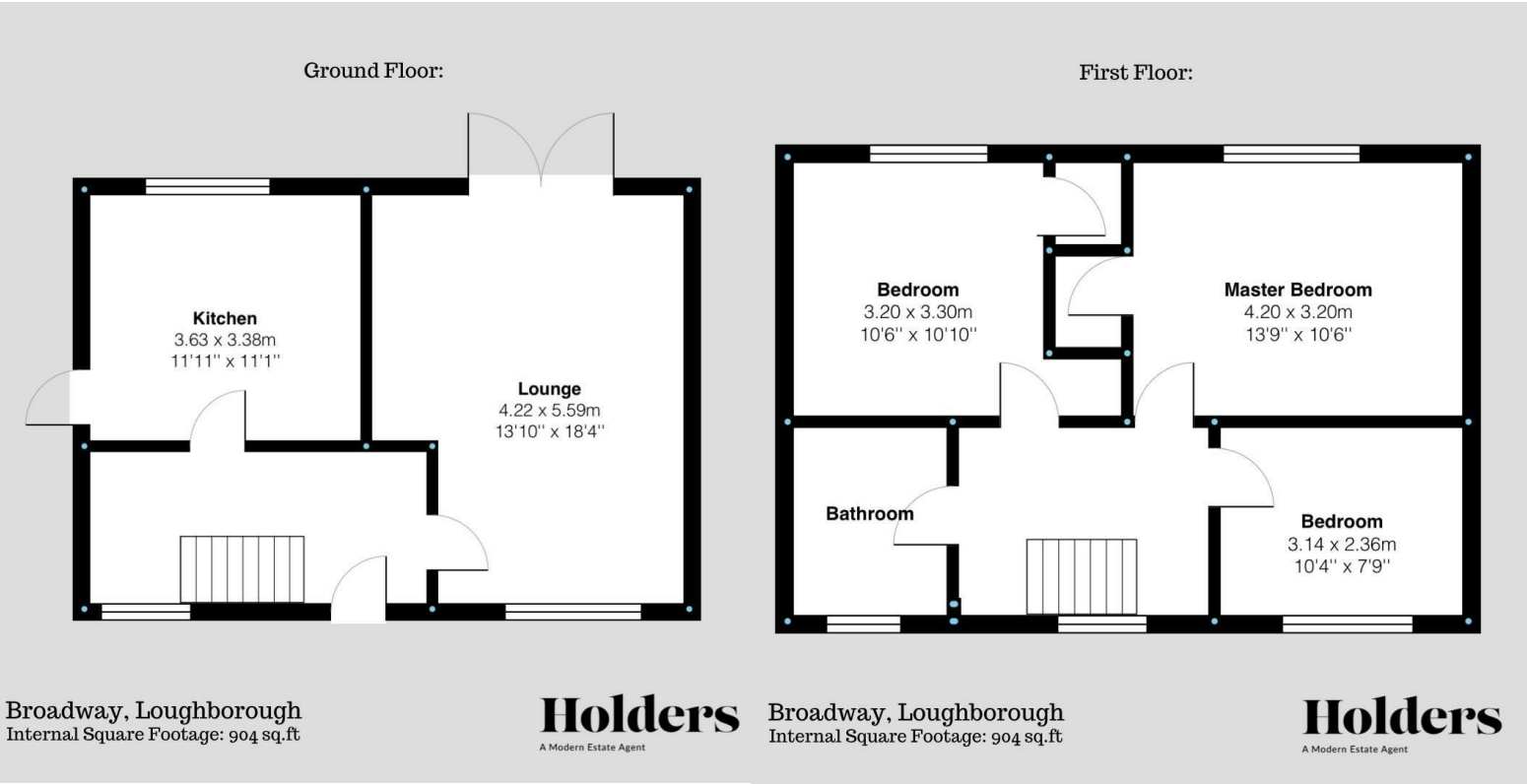
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### **Extra information**

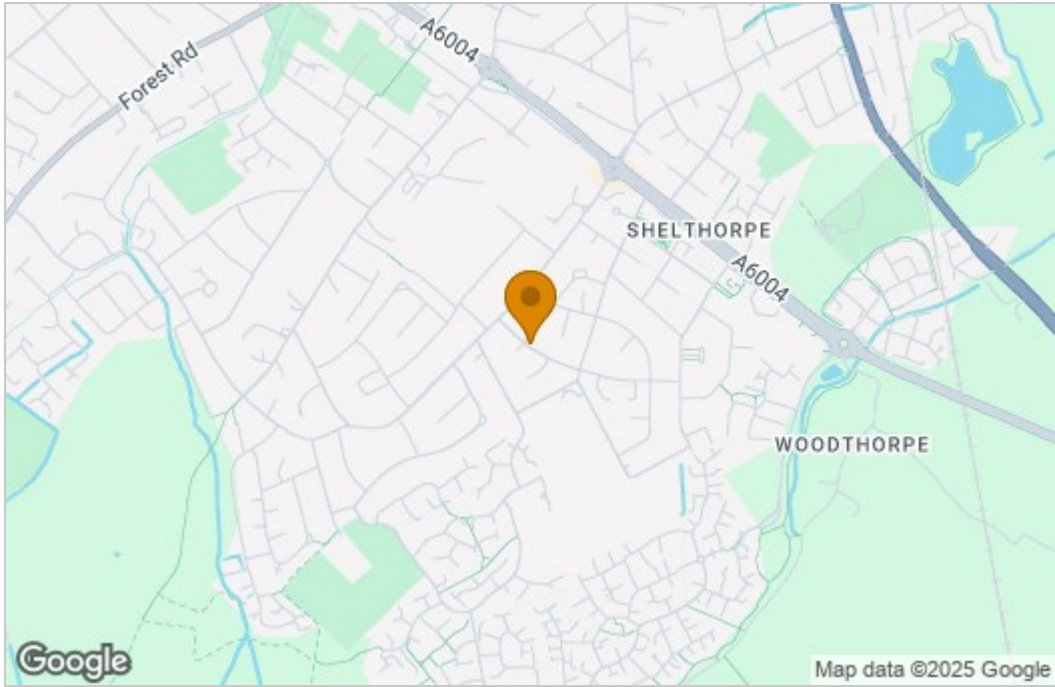
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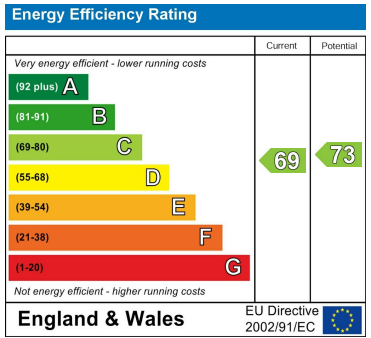
Floor Plan



Area Map



Energy Efficiency Graph



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