

# Holdere

A Modern Estate Agent



124 Herrick Road, Loughborough, LE11 2BU

£249,000

This well-presented three-bedroom character property is situated in the highly sought-after Forest Side area of Loughborough, a popular and well-established residential location. The home benefits from excellent convenience, being within comfortable walking distance of Loughborough University, the town centre, local shops, amenities, and public transport links, making it an attractive choice for a wide range of buyers. **NO UPWARD CHAIN.** The property has previously been a rental so benefits from Gas and Electrical safety certificates.

## Summary

This well-maintained three-bedroom mid-terraced property offers spacious and versatile accommodation arranged over three floors and is ideally suited to a range of buyers. The home is entered via a UPVC double-glazed front door which leads directly into a welcoming front lounge. The lounge benefits from a bay window to the front elevation allowing plenty of natural light, along with coving to the ceiling, carpeted flooring and a radiator, creating a comfortable living space. An open access leads through to the dining room, which provides additional reception space and features useful under-stairs storage, a feature fireplace, carpeted flooring and a staircase rising to the first floor. From here, a door gives access to the kitchen.

The galley-style kitchen is fitted with a range of base and wall-mounted units complemented by tiled walls and flooring. It includes an induction hob, oven and extractor fan, a radiator and a UPVC double-glazed window overlooking the rear elevation, providing both practicality and natural light. Also located on the ground floor is a modern shower room fitted with a three-piece suite comprising a shower cubicle, low-level WC and hand wash basin set within a vanity unit. The room is finished with tiled walls and flooring and benefits from a heated towel rail.

To the first floor are two well-proportioned bedrooms and the main bathroom. The principal bedroom is positioned to the front of the property and features carpeted flooring, a radiator and a UPVC double-glazed window. The second bedroom overlooks the rear garden and also includes carpeted flooring, a radiator and a UPVC double-glazed window. The family bathroom is fitted with a contemporary three-piece suite consisting of a shower, low-level WC and hand wash basin set within a vanity unit, along with an extractor fan and a UPVC double-glazed rear window.

The third bedroom occupies the second floor and provides a generous and versatile space, ideal as a main bedroom, guest room or home office. This room benefits from storage within the eaves, ceiling spotlights, Velux skylights to both the front and rear elevations, and carpeted flooring, creating a bright and airy atmosphere.

Externally, the property continues to impress. To the front there is a small, low-maintenance gravelled garden with a pathway leading to the entrance door, along with on-street parking

available. To the rear, a walled patio seating area provides an ideal space for outdoor dining and entertaining, with shared access beyond leading to a further section of garden set back with established trees and shrubs, offering additional outdoor space and a pleasant degree of privacy. Internal viewing is highly recommended to fully appreciate the size, layout and overall accommodation on offer.

## 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

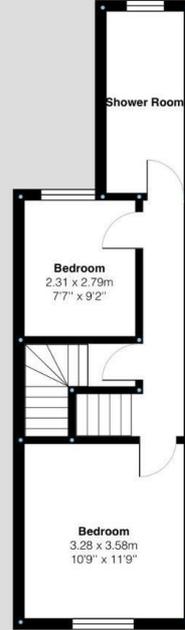
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# Floor Plan

Ground Floor:



First Floor:



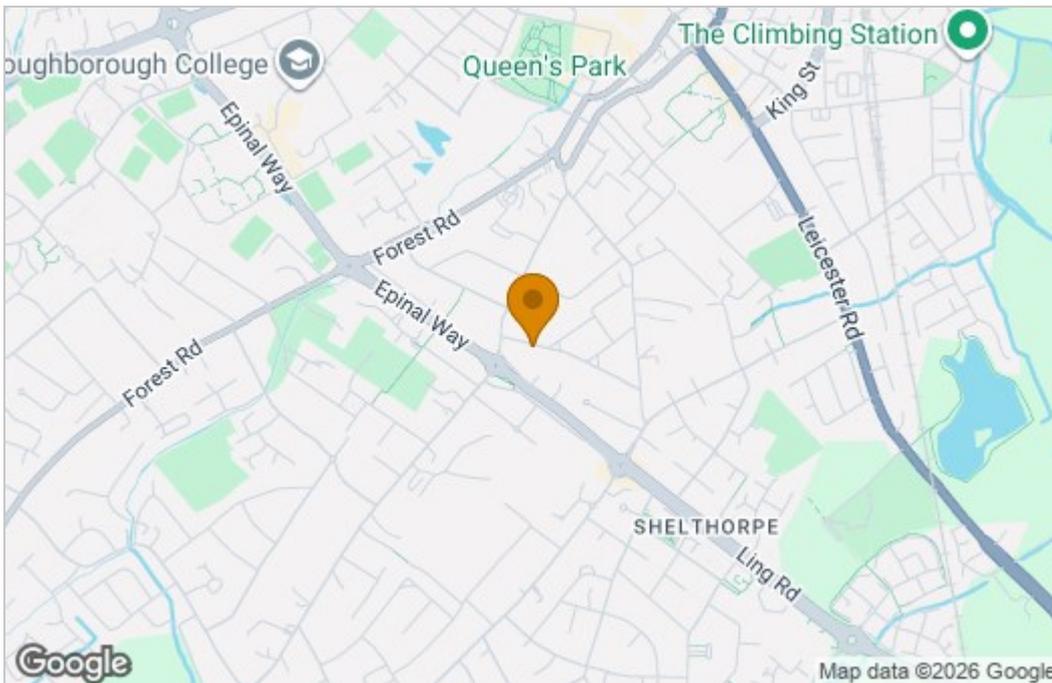
Herrick Road, Loughborough  
Internal Square Footage: Approx 936 sq.ft

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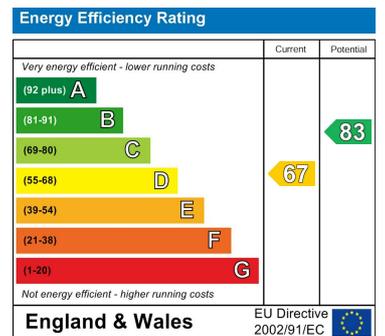
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# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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