

# Holdings

A Modern Estate Agent



63 Albert Promenade, Loughborough, LE11 1RB

£200,000

A well-presented two-bedroom home on the sought-after Albert Promenade in Loughborough, offering a spacious lounge with patio doors, a practical kitchen and a private rear garden. The first floor features two bedrooms, including a principal with fitted mirrored wardrobes, and a family bathroom with bath and shower over, ideally located close to Loughborough University and local amenities.

## Summary

Situated on the ever-popular Albert Promenade in Loughborough, this well-presented home offers an appealing blend of generous living space, a practical layout and excellent convenience to the town centre and surrounding amenities.

The property is entered via a uPVC front door into a welcoming entrance hall, providing access to the principal ground floor accommodation and benefitting from useful understairs storage. To the rear, the lounge is a particularly impressive reception space, creating a bright and airy environment well suited to both everyday living and entertaining. A wood burning stove set on a tiled hearth with walled surround provides a central focal point, while patio doors to the rear garden allow for excellent natural light and a seamless connection to the outside space.

Positioned to the front, the kitchen is fitted with a range of work surfaces and storage, incorporating a stainless steel sink unit and space for appliances. The layout is both functional and efficient, making the most of the available space for modern living.

To the first floor, the landing provides access to the loft and an airing cupboard housing the hot water cylinder. The accommodation comprises two well-proportioned bedrooms, including a principal bedroom enhanced by fitted mirrored wardrobes, alongside a second bedroom offering flexibility for guests, a home office or additional living space. The family bathroom is fitted with a panelled bath with tiled surround and shower over, wash hand basin and low-level WC.

Externally, the property benefits from a private rear garden with patio and lawns, ideal for relaxing or entertaining, with direct access from the lounge enhancing its usability throughout the year.

Albert Promenade is a highly regarded residential address, offering excellent access to Loughborough University, local schooling and a wide range of shops, cafés and transport links, making this an excellent choice for a variety of buyers.

This is a superb opportunity to acquire a home in a sought-after location, and early viewing is strongly advised.

## Disclaimer

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2. While we endeavour to make our sales

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

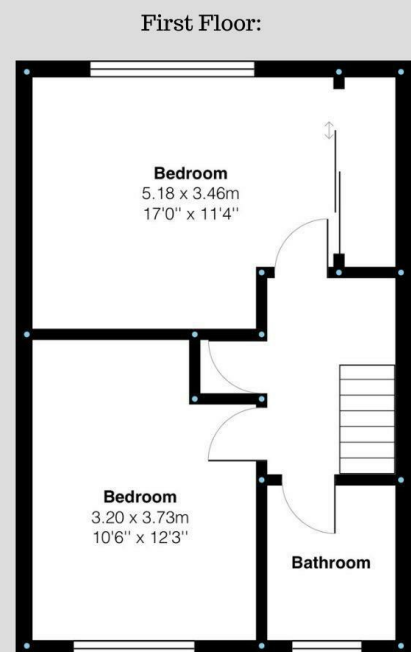
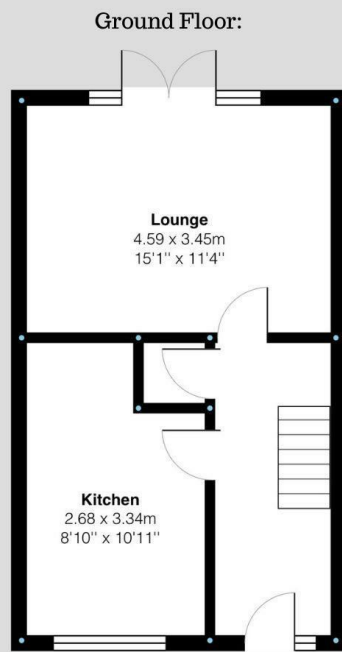
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# Floor Plan



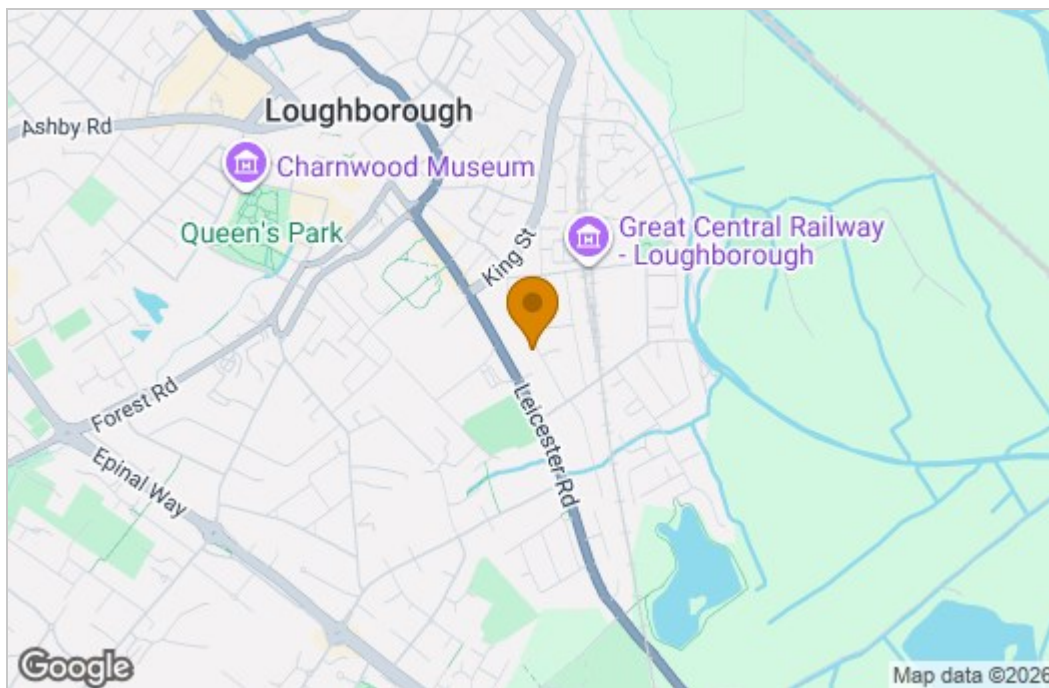
Albert Promenade, Loughborough  
Internal Square Footage: Approx 721 sq.ft

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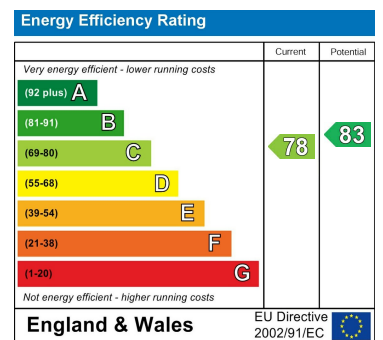
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## Area Map



## Energy Efficiency Graph



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