

# Holder's

A Modern Estate Agent



62 Manor Road, Loughborough, LE11 2LZ

£204,950

Holder's are delighted to bring to market this three bedroom end of terrace property, situated in a fantastic location in Shelthorpe, Loughborough, offering excellent transport links and easy access to local Primary and Secondary Schools as well as the town centre close by. The property is in good condition throughout and in brief comprises, two reception rooms, fitted kitchen, three bedrooms, family bathroom, and a lovely larger than average private rear garden.

## Summary

From the road you find the property set back and is situated on the end so it offers a great corner plot with potential to extend subject to the necessary planning consents.

Upon entry to the property you arrive in the hallway, this provides access to all ground floor accommodation which includes the kitchen, lounge, conservatory, downstairs bathroom and under stairs storage cupboard.

The lounge is a great size and also benefits from a feature fireplace. There is a large window to the front elevation making it a lovely light room. There is a door providing access back to the hallway and from the lounge you also have the stairs rising to the first floor.

The kitchen is a good size full of natural light from openings to the conservatory all whilst offering plenty of workspace and storage. The kitchen is fitted with a modern range of wall and base units with countertops above. You will find a built in oven with gas hob above and extractor over, inset sink drainer, under counter space and plumbing for washing machine and built in fridge freezer.

From the kitchen it opens seamlessly into the conservatory, a very large space currently set up as a dining and work area. There are French doors which take you straight out to the garden.

Finishing off the ground floor accommodation is the downstairs bathroom. Fitted with a three piece suite comprising large corner bath with shower over, low flush w.c and wash hand basin with built in storage below.

Ascending upstairs you arrive on the landing, this provides access to all three bedrooms.

The main bedroom is situated at the front of the property, it is very good sized double room with a large window to the front elevation.

The two other bedrooms are located at the back of the property and are a good size with windows overlooking the rear garden.

Outside the property the property you find off road parking for two cars. To the rear/side is a lovely large garden with patio area which leads to an area of lawn and decked seating area beyond complete with summerhouse. There are various different seating options and areas making this a great

space to enjoy and with it being a corner plot it is very private and larger than average.

## 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.

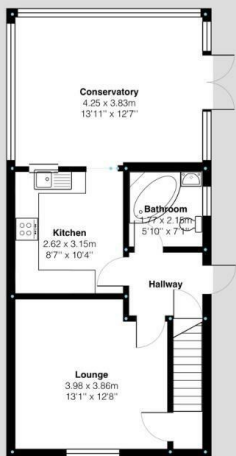
## Extra Information

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

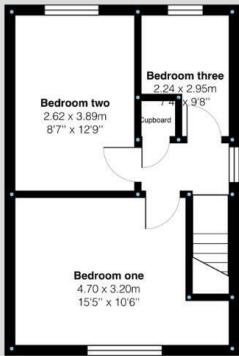


Floor Plan

Ground floor:



First Floor:



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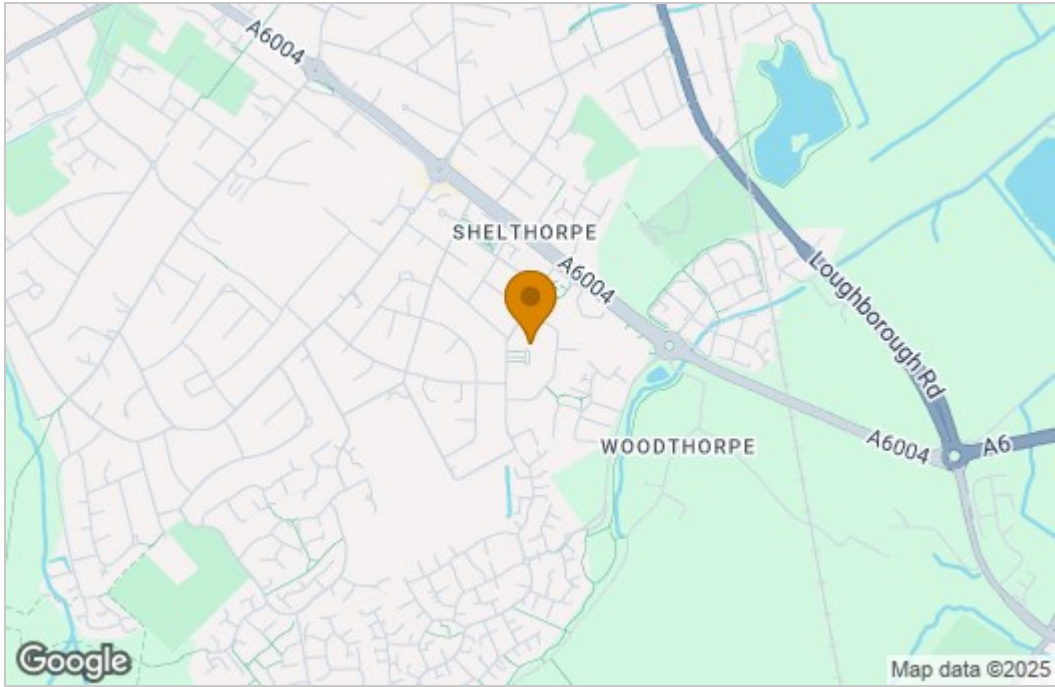
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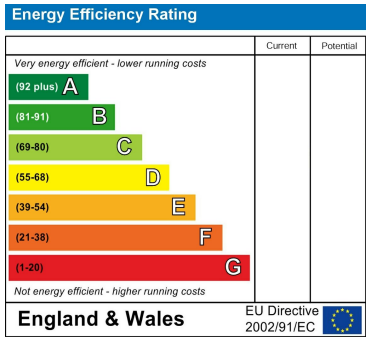
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Area Map



Energy Efficiency Graph



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