

Holderr

A Modern Estate Agent



61 Loughborough Road, Loughborough, LE12 7AP

£190,000

A charming and traditionally styled two-bedroom mid-terraced house, constructed in brick with a tiled roof, offering well-proportioned accommodation arranged over two floors. The property presents an excellent opportunity for first time buyers or investors alike and is ideally located in a well-established position close to the heart of this highly sought-after village, conveniently situated between Loughborough and Leicester. NO UPWARD CHAIN.

Summary

Upon entering the property into the lounge this room is of a good size and boasts character with focal fitted shelving to both sides, a window to front elevation and has a door way allowing access to the kitchen and stairwell rising to first floor

Leading from the lounge is the dining kitchen which is a social space and is fitted with an array of base and eye level units, space for a dining table and has a under-stair pantry / store area and door to rear garden.

Ascend onto the first floor and you will find two well proportioned bedrooms and the family bathroom. The modern family bathroom comprises of; a bath with shower over, tiled surround, low flush w/c and wash hand basin with storage below.

To the rear of the property the home has a charming garden space complete with screen fencing, a large patio area and store to rear.

An internal viewing comes highly recommended!

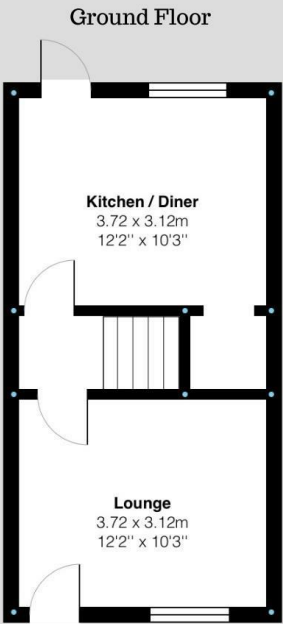
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1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied 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.
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Extra Information

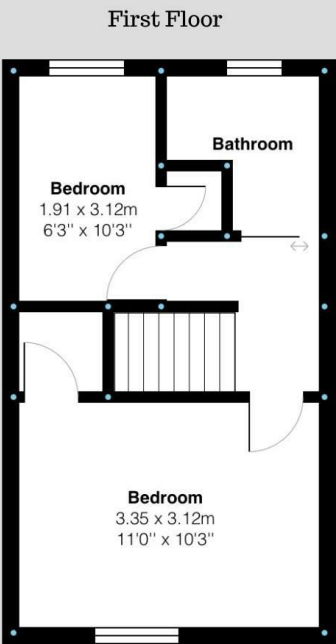
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Floor Plan



Loughborough Road, Mountsorrel
Internal Square Footage: Approx 592 sq.ft

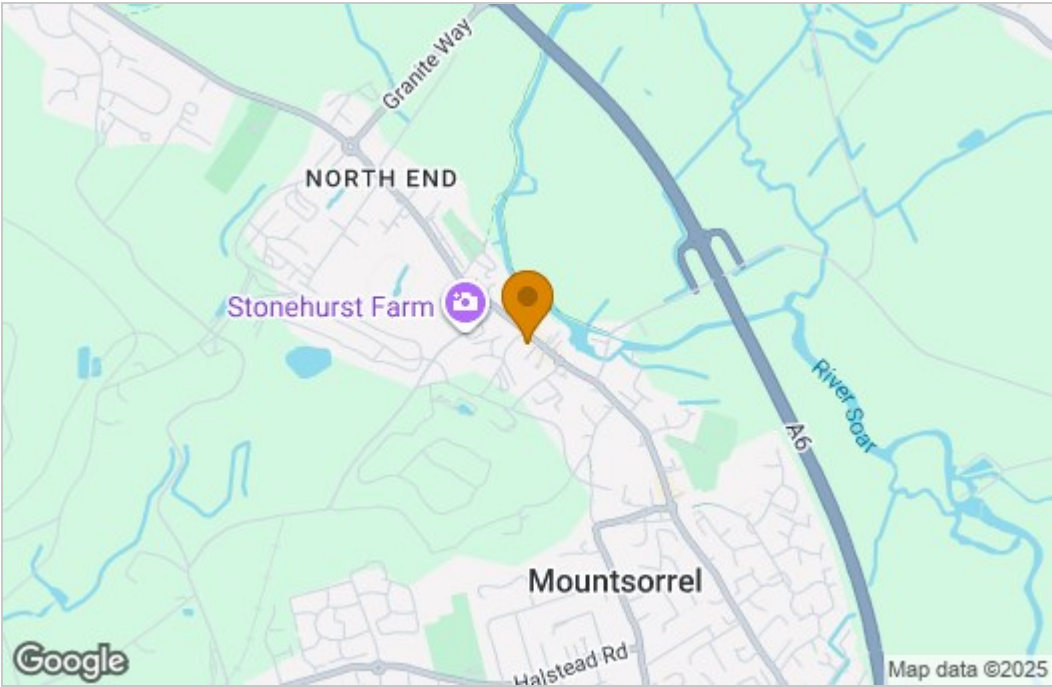
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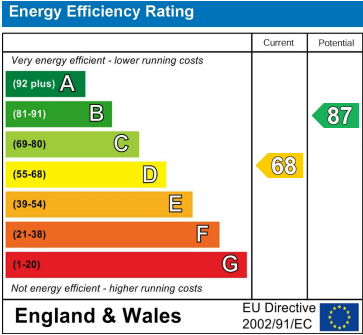
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Area Map



Energy Efficiency Graph



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