

Holdings

A Modern Estate Agent



82 Poplar Road, Loughborough, LE11 2JT

£240,000

A well-presented three-bedroom semi-detached home ideally situated within a popular residential area of Loughborough. Benefiting from a spacious living room, fitted kitchen with utility room, landscaped driveway and a generous rear garden with planted borders and garden shed, this property is perfectly suited to first-time buyers and growing families alike.

Summary

An attractive and deceptively spacious three-bedroom semi-detached home occupying a well-regarded residential position within easy reach of Loughborough town centre, local amenities and excellent transport connections.

Offering approximately 824 sq.ft. of internal accommodation, this well-proportioned property provides an ideal opportunity for first-time buyers, growing families or investment purchasers seeking versatile living space arranged over two floors.

The accommodation is entered via an entrance hallway leading through to a generous living room, enjoying excellent natural light and ample space for both relaxing and entertaining. To the rear of the property sits a well-appointed kitchen providing a range of fitted units and work surfaces, together with access to a useful utility room offering additional storage and laundry space.

To the first floor, the property offers three well-proportioned bedrooms, including a spacious principal bedroom, all served by a family bathroom and separate WC, providing practicality for modern family living.

Externally, the front of the property benefits from an attractively landscaped driveway featuring decorative stone chippings and a dwarf wall frontage, creating excellent kerb appeal and off-road parking. The rear garden is predominantly laid to lawn with planted borders and a garden shed, providing an excellent outdoor space for families, entertaining and gardening enthusiasts alike.

Loughborough remains one of Leicestershire's most sought-after market towns, offering excellent schooling, leisure facilities, rail connections and access to the M1 motorway network.

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

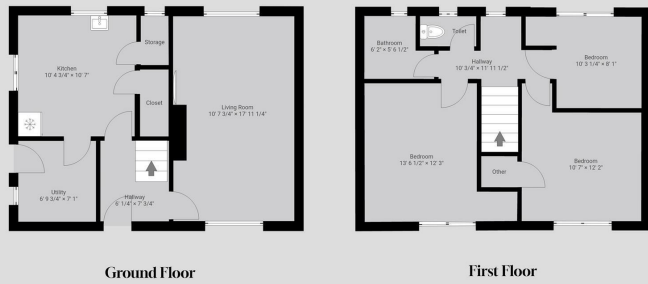
to commission their survey or service reports before finalising their offer to purchase.

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 To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

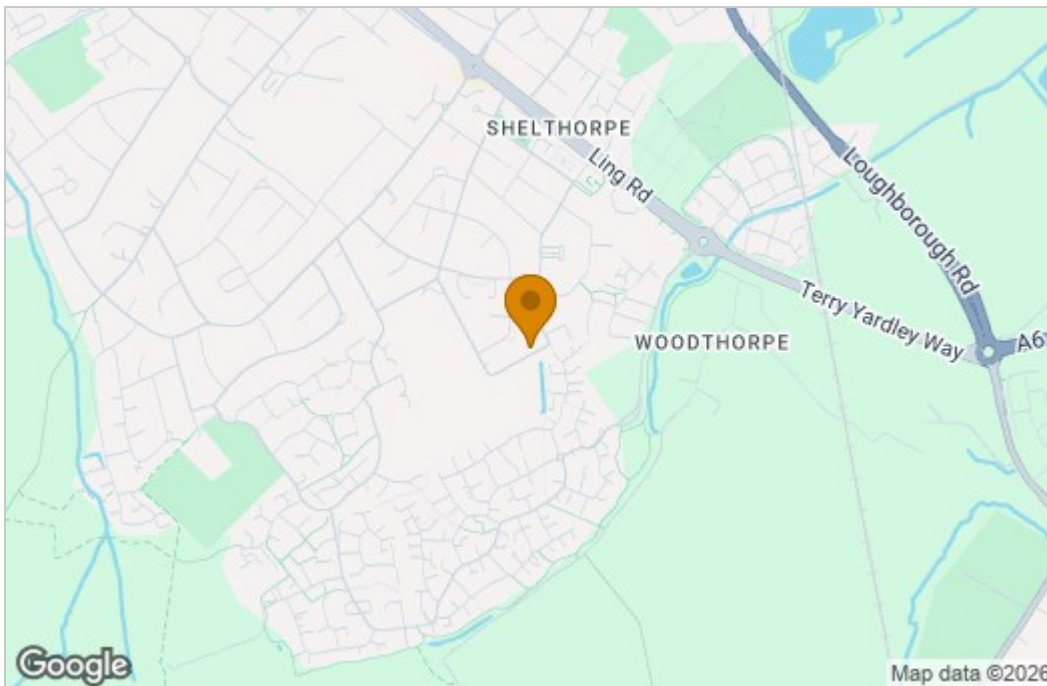
Floor Plan



82 Poplar Road
Internal Square Footage: Approx 824 sq.ft

Holders

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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