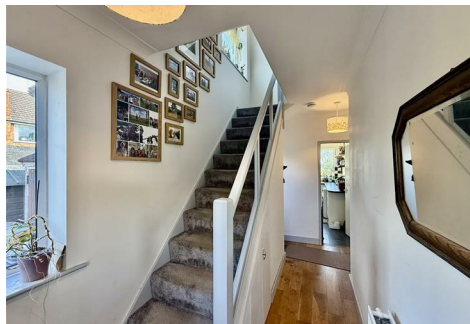


# Holdern

A Modern Estate Agent



22 Silverton Road, Loughborough, LE11 2RJ

£275,000

A great opportunity to acquire this bay-fronted semi-detached home on the highly regarded 'Forest Side' of the Charnwood market town of Loughborough. The property occupies a peaceful and quiet location, with totally private rear gardens and off-road parking.

This charming property presents an excellent opportunity for first-time buyers, professional couples, or families seeking a comfortable and conveniently located home. Its appealing features and prime location make it an ideal purchase for those looking to settle in a vibrant community.

Situated within close proximity to a diverse range of amenities, the property benefits from easy access to excellent facilities that cater to everyday needs and leisure activities. Nearby, you'll find highly regarded primary and secondary schools, making it particularly suitable for families with children. For leisure and recreational pursuits, Loughborough Leisure Centre is just a short drive away, offering a variety of sports, fitness classes, and swimming facilities. Supermarkets, local shops, and a selection of pubs and restaurants are conveniently located within walking distance, providing for all your shopping and dining requirements.

For outdoor enthusiasts and those who enjoy an active lifestyle, numerous green spaces and parks are nearby, providing ample opportunities for walking, cycling, and relaxing outdoors. These scenic areas contribute to the overall appeal of the location, offering a peaceful environment while remaining close to the town's amenities.

Transport links are highly accessible, with regular bus and train services connecting the property to surrounding areas and beyond. Commuters will benefit from excellent access to the M1 motorway and the A6 road, making travel to nearby cities and business hubs straightforward and efficient.

The accommodation itself comprises a welcoming entrance into a spacious open plan lounge and dining area, perfect for relaxing and entertaining. The modern kitchen is well-equipped and functional, providing a practical space for everyday cooking. Upstairs, there are three comfortable bedrooms, ideal for family living or guest accommodation, along with a family bathroom that serves the household's needs.

Externally, the property boasts a generous rear garden, offering lovely views over Loughborough and plenty of space for outdoor activities, gardening, or simply relaxing in the fresh air. To the front, there is a tandem driveway providing ample parking for multiple vehicles, and a single garage offers additional storage or parking options.

Overall, this property combines a desirable

location, versatile interiors, and outdoor space, making it an excellent choice for those looking to establish a comfortable and convenient home in Loughborough.

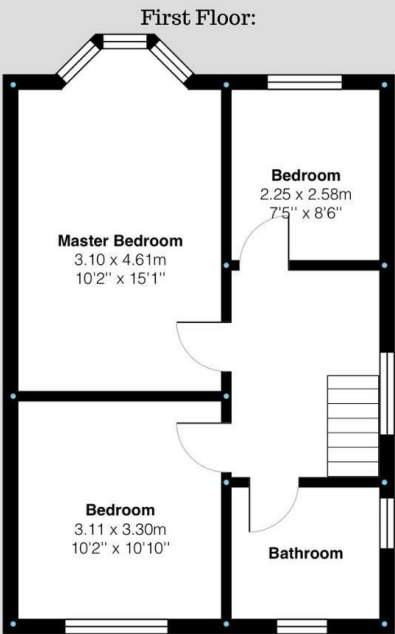
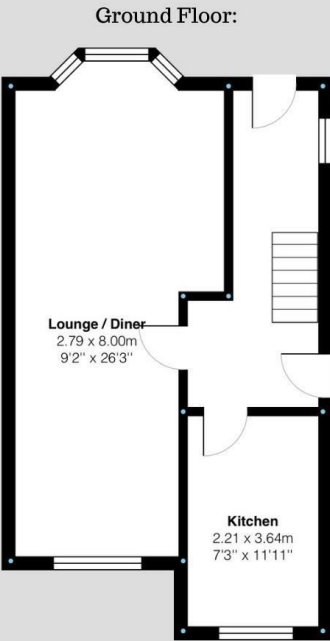
### **Disclaimer**

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



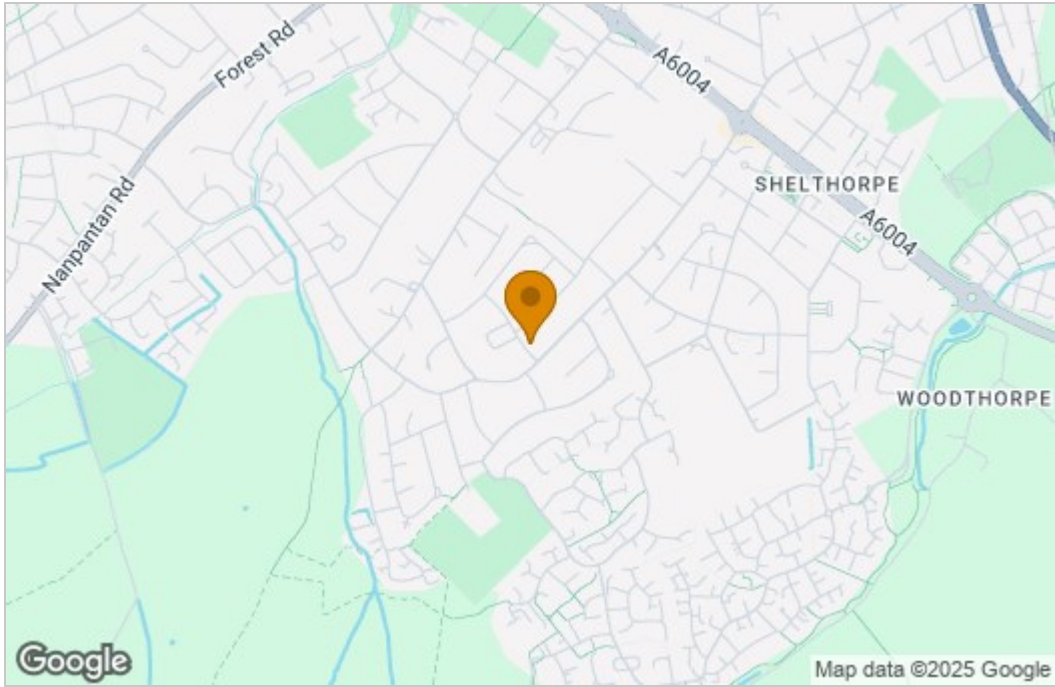
Silverton Road, Loughborough  
Internal Square Footage: 835 sq.ft

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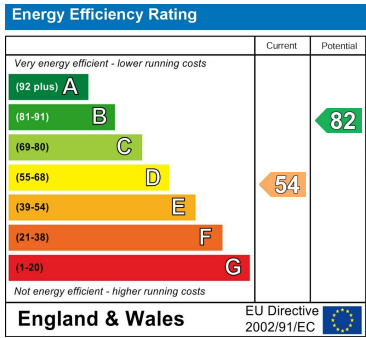
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Area Map



Energy Efficiency Graph



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