

Holders

A Modern Estate Agent



47 King George Road, Loughborough, LE11 2NX

£235,000

Holders Estate Agents are delighted to introduce this classic two bedroom semi detached family residence situated in a well established non estate location. The property features two generously sized double bedrooms, a modern open plan kitchen diner with patio doors out, bay fronted lounge, a spacious low maintenance private rear garden and plentiful off road parking to the front. An internal viewing is strongly encouraged to fully appreciate the lovely accommodation available.

Summary

Upon entering the property through front door you arrive in the entrance hallway, this provides access to the lounge and has stairs rising to the first floor.

Arriving in the lounge you'll find it has a charming bay fronted window, creating a bright and spacious environment for family gatherings as well as showcasing a feature fireplace.

From the Lounge, you can access the Kitchen/Diner, equipped with a modern matching range of base and wall mounted cabinets, integrated oven with induction hob and extractor over, integrated sink drainer, integrated dishwasher and integrated fridge/freezer. Additionally there is a continuation of cabinetry with a breakfast bar/seating area within this room. There are French doors opening to outside taking you to the patio and garden beyond.

From the kitchen there is the utility room/w.c, currently set up with wall units and worktops with space and plumbing underneath for both a washing machine and dryer as well as housing the downstairs w.c. There is a door to outside as well as a door into the study/additional reception room, a great versatile space perfectly tucked away.

Ascend onto the first floor and you will find two well sized bedrooms and the family bathroom. The Family Bathroom is complete with a modern three piece suite comprising, bath with shower over, low flush w/c and wash hand basin with storage below

The main bedroom is situated at the front of the property and is a great sized double room featuring a bay window and useful inbuilt storage cupboard.

The second bedroom is at the rear of the property, a good sized double room with window to the rear overlooking the garden.

To the outside the property occupies this well regarded non estate location. To the front is a driveway providing ample off road parking for at least three cars and gated access to the side leading to the rear of the property. To the side/rear there are paved pathways, patio seating areas all enclosed by walling and wooden fencing as well as decked seating area. The garden is also low maintenance with a large area featuring astro turf.

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

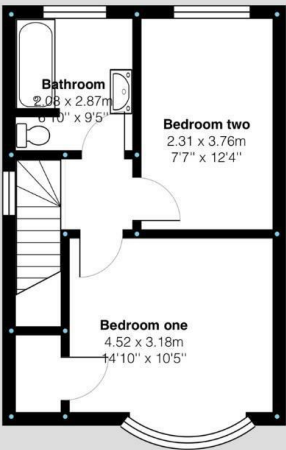
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground floor:



First Floor:



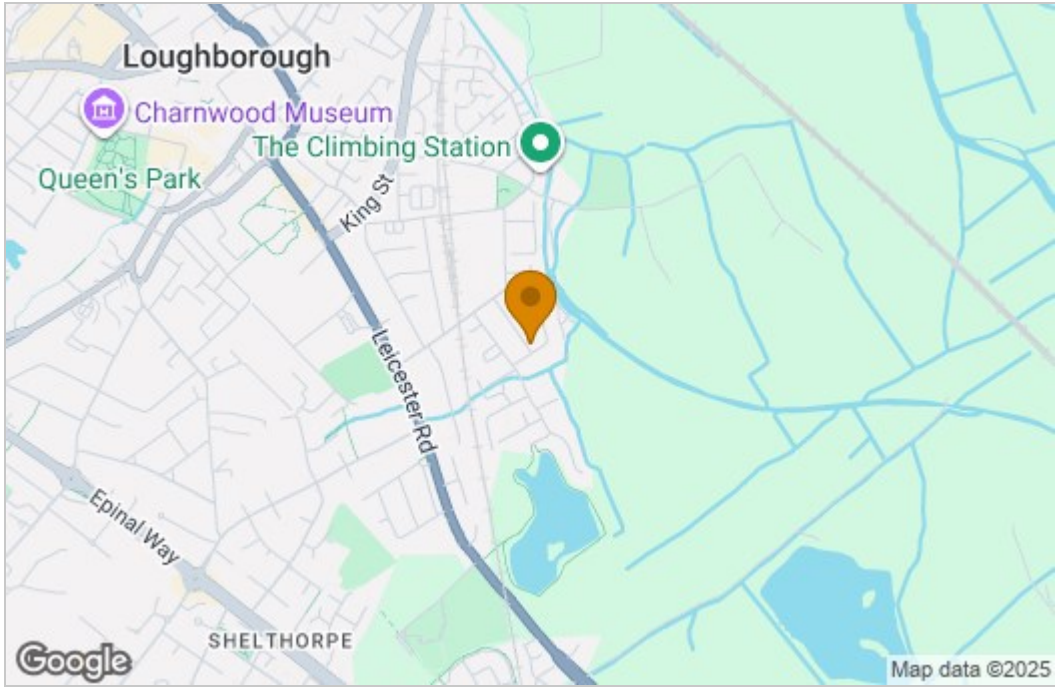
King George Road, Loughborough
Internal Square Footage: Approx 792 sq.ft

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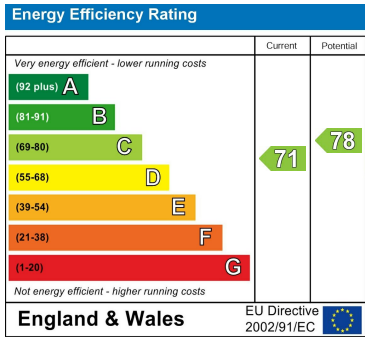
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk