

# Holderr

A Modern Estate Agent



71 Herbert Street  
, Loughborough, LE11 1NU

Guide price £200,000



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## Paragraph

This charming detached bungalow is ideally located within a short walking distance of Loughborough Town Centre, making it a perfect home for those who appreciate convenience and accessibility. One of the standout features of this property is its expansive rear garden, which offers ample space for further extension subject to the necessary planning consents.

Upon entering the bungalow, you are welcomed into a spacious entrance hall that serves as a central hub, leading to all other rooms in the home. The inviting lounge, positioned at the front of the property, boasts a sizable double-glazed window that floods the space with natural light, creating a warm and welcoming atmosphere. This room seamlessly connects to the dining room, enhancing the flow of the living space.

The kitchen is equipped with a comprehensive range of wall and base units, providing plenty of storage and workspace. There is also designated space for essential appliances, ensuring functionality in this heart of the home. Doors from here provide access to the rear garden and shower room.

Completing the accommodation are three well sized bedrooms situated to the left of the property making excellent spaces to suit the buyers needs.

The property is complemented by side access that provides convenient access to a large summer

house and a further potting store to rear.

The expansive rear garden is a true highlight of this property, providing a large, well-kept lawn area that is ideal for families, pets, or anyone who enjoys spending time outdoors.

## 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.



Road Map



Hybrid Map



Terrain Map



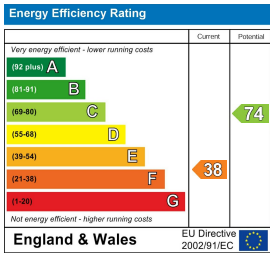
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

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.