

# Holdings

A Modern Estate Agent



27 Webster Road, Loughborough, LE11 1RP

Offers over £215,000

Holdings Estate Agents are pleased to present this spacious and beautifully maintained two double bedroom end of terrace home located in Loughborough, with NO UPWARD CHAIN. The property features a fully equipped kitchen/diner, a convenient downstairs w.c., a comfortable lounge, two generously sized double bedrooms and a family bathroom. Externally, there is a good size low maintenance garden and off-road parking available for two vehicles. This modern development is ideally situated near scenic canal and countryside walks, while also being within easy access to the town centre, train station, and various local shops and amenities.

## Summary

Upon entering the property through the front door, you are welcomed into a generous Kitchen/Diner. This area features a range of contemporary base and wall units complemented by ample countertop space. It includes an inset sink drainer and integrated oven and gas hob, dishwasher, fridge, freezer and washing machine, along with access to a convenient w.c. and a doorway leading to the lounge. The space accommodates a dining set comfortably and offers practical under-stairs storage.

The Lounge serves as a perfect retreat, enhanced by double French patio doors that open to the rear garden, along with a side window that allows natural light to fill the room.

Completing the ground floor is the w.c., which is equipped with a two-piece suite that includes a low flush w.c. and a wash hand basin with storage underneath.

Moving to the first floor, you will discover two double bedrooms and a family bathroom. The first bedroom, located at the front, features two windows and a built-in storage cupboard, while the second bedroom at the rear also boasts two windows overlooking the garden.

The family bathroom is fitted with a three-piece suite, including a bath with a shower overhead, a low flush w.c., and a pedestal wash hand basin. Additionally, there is loft access from the landing to a partially boarded loft via a fitted drop-down ladder providing additional storage space.

Outside, the property offers off-road parking for two vehicles. The rear garden is designed for enjoyment, featuring a paved patio area, lawn and borders making it an ideal space for summer relaxation. The rear garden also benefits from a wooden shed and gated side access.

## 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.

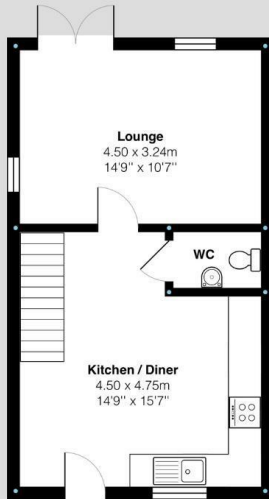
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

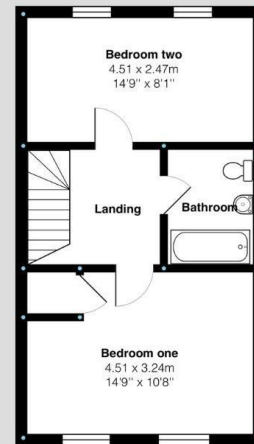
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# Floor Plan

Ground Floor:



First Floor:



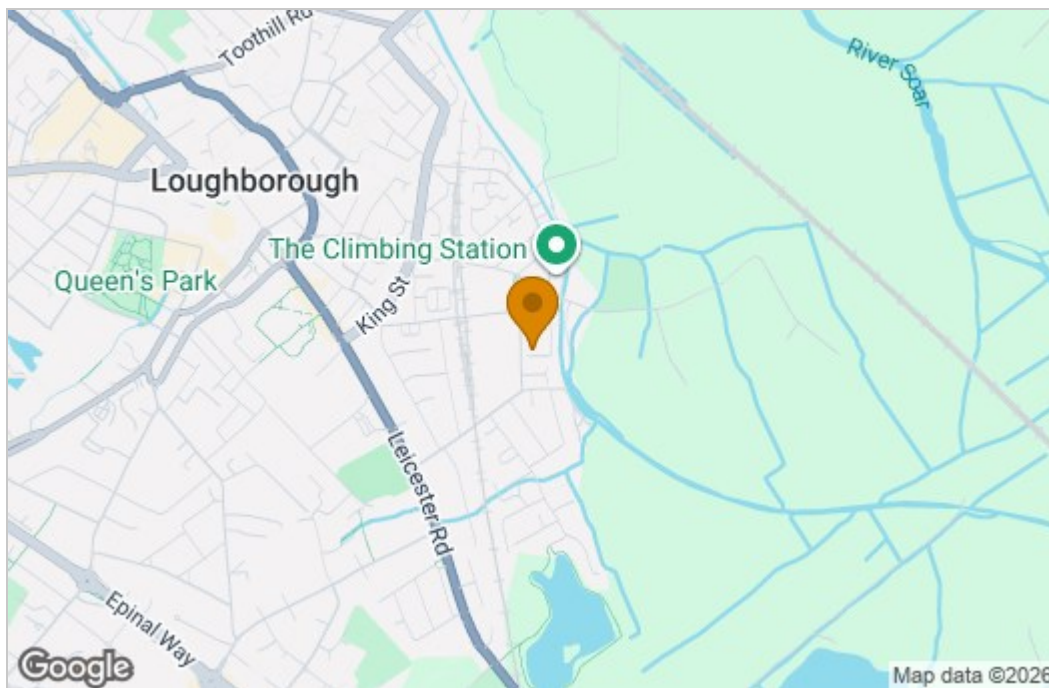
Webster Road, Loughborough  
Internal Square Footage: Approx 764 sq.ft

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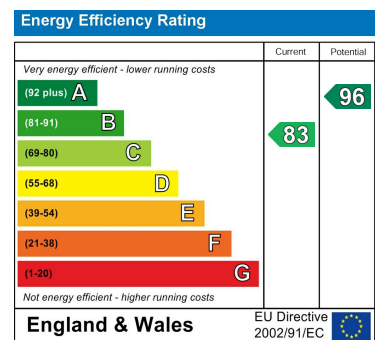
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## Area Map



## Energy Efficiency Graph



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