

# Holdings

A Modern Estate Agent



135 Herrick Road, Loughborough, LE11 2BS

£369,000

One of the very few detached properties in the area with off road parking and a garage. A great opportunity to acquire this three-bedroom detached home situated in a popular residential area of Loughborough, offering spacious and versatile accommodation throughout. Ideally suited to families or investors, the property benefits from a private rear garden, garage and off-road parking, and convenient access to local amenities and transport links. NO UPWARD CHAIN.

## **Summary**

Situated on the popular Herrick Road, this attractive three-bedroom detached property offers well-balanced accommodation, ideal for first-time buyers, growing families, or investors alike. Conveniently located within easy reach of Loughborough town centre, local schools, amenities, and transport links, this home combines comfort with practicality.

Upon entering, you are welcomed by a bright and inviting entrance hallway leading through to a spacious lounge, featuring a large front-facing window that fills the room with natural light and opens to a dining area with access to the rear garden. To the rear, the fitted kitchen/diner provides ample storage and worktop space, with direct access to the side elevation, perfect for everyday living and entertaining.

Upstairs, the property comprises three well-proportioned bedrooms. A family bathroom completes the first-floor accommodation.

To the front, the property benefits from a driveway allowing off road parking leading to a detached garage. The rear garden is private and enclosed, mainly laid to lawn with a patio area—ideal for outdoor dining and relaxation.

## **Disclaimer**

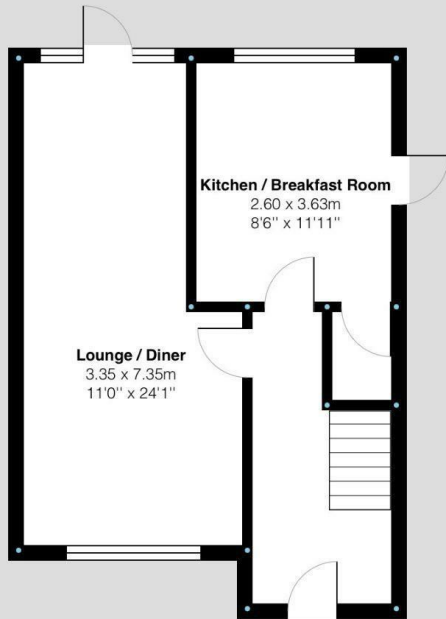
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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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## **Extra Information**

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

# Floor Plan

Ground Floor:



First Floor:



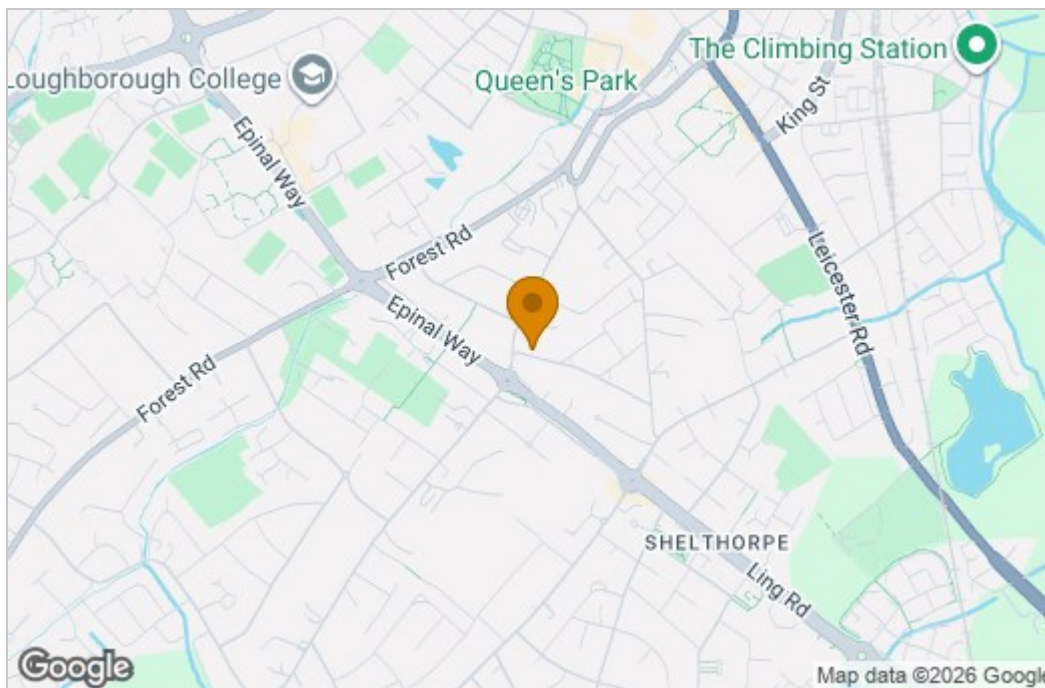
Herrick Road, Loughborough  
Internal Square Footage: Approx 707 sq.ft

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## Area Map



## Energy Efficiency Graph

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

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