

# Holdings

A Modern Estate Agent



3A Victoria Street, Loughborough, LE11 2EN

£259,000

Offered with no upward chain is this spacious three-bedroom semi detached home offering versatile living accommodation, a detached garage and attractive low-maintenance gardens. Conveniently located within walking distance of Loughborough town centre, the property presents an excellent opportunity for families and buyers looking to personalise a home in a sought-after location.

## Summary

Situated within walking distance of Loughborough town centre, this well-proportioned three-bedroom home offers spacious and versatile accommodation, complemented by a detached garage, established gardens and excellent potential for a new owner to make the property their own.

The accommodation begins with a welcoming entrance porch leading into a central hallway, providing access to the principal living spaces. The generously sized living room enjoys an abundance of natural light and offers a comfortable setting for both relaxing and entertaining. A separate dining room provides the ideal space for family meals and formal occasions, while the fitted kitchen is conveniently positioned adjacent to a covered lean-to overlooking the rear garden, creating a pleasant additional reception area that can be enjoyed throughout the year.

The first floor comprises three well-proportioned bedrooms, all offering flexible accommodation to suit a range of lifestyles, whether for family living, guests or home working. The family bathroom is complemented by a separate WC, providing added practicality for busy households, while useful built-in storage is available from the landing and bedrooms.

Externally, the property enjoys an attractive frontage enclosed by a dwarf brick wall with an entrance gate leading through to a gravelled front garden, enhanced by mature shrubs and established hedging. A glazed entrance door provides a welcoming approach to the home. To the rear, the enclosed garden has been thoughtfully arranged with a paved patio, brick-built planters stocked with mature shrubs and a central pathway leading through a low-maintenance stone garden to a substantial garage with WC, offering excellent storage or workshop potential. A covered lean-to to the side of the property, enclosed by brick walls, provides further useful covered storage and sheltered access.

The detached garage offers additional parking or storage and further enhances the practicality of this appealing home.

Ideally positioned close to Loughborough's extensive range of shops, restaurants, schools, leisure facilities and excellent transport links, this property presents a rare opportunity to acquire a semi-detached home in a convenient and well-established location. Offering generous living

space, excellent outside areas and significant potential, early viewing is strongly recommended.

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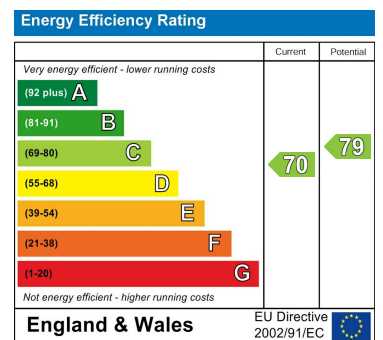
# Floor Plan



## Area Map



## Energy Efficiency Graph



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