

Holdings

A Modern Estate Agent



158 Leicester Road, Loughborough, LE12 7DE

£185,000

Holdings Estate Agents are delighted to bring to market with NO UPWARD CHAIN this well presented two-bedroom home, in a sought-after Mountsorrel location. The property features a sunny south-west facing garden, fitted kitchen and bathroom, and spacious living accommodation. With a long private garden, useful outbuilding, this property is perfect for first-time buyers or investors.

Summary

Situated in a sought-after and convenient location on Leicester Road in Mountsorrel, this well-presented two-bedroom terraced home offers generous living space and excellent potential, making it an ideal purchase for first-time buyers or investors.

The property has been thoughtfully maintained and improved, featuring a fitted kitchen and modern bathroom, along with double glazed windows throughout. The ground floor provides a spacious and versatile lounge area complete with log burner and separate dining room, finished with attractive Karndean flooring, creating a comfortable and practical space for everyday living.

Upstairs, there are two well-proportioned bedrooms, both presented in neutral décor with carpeting, offering a ready-to-move-into feel. A large loft space adds further appeal, providing excellent storage and potential for future extension, subject to the necessary permissions.

To the rear, the property boasts a long and spacious South West facing garden, enjoying plenty of sunlight throughout the day. The outdoor space includes a decking area ideal for entertaining, as well as an outbuilding providing useful additional storage with the remaining being laid to lawn. There is on street parking to the front of the property.

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

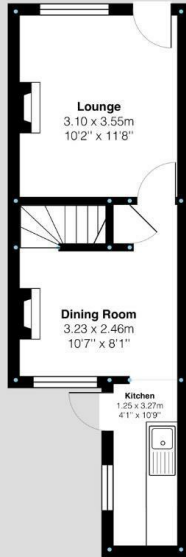
or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/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:



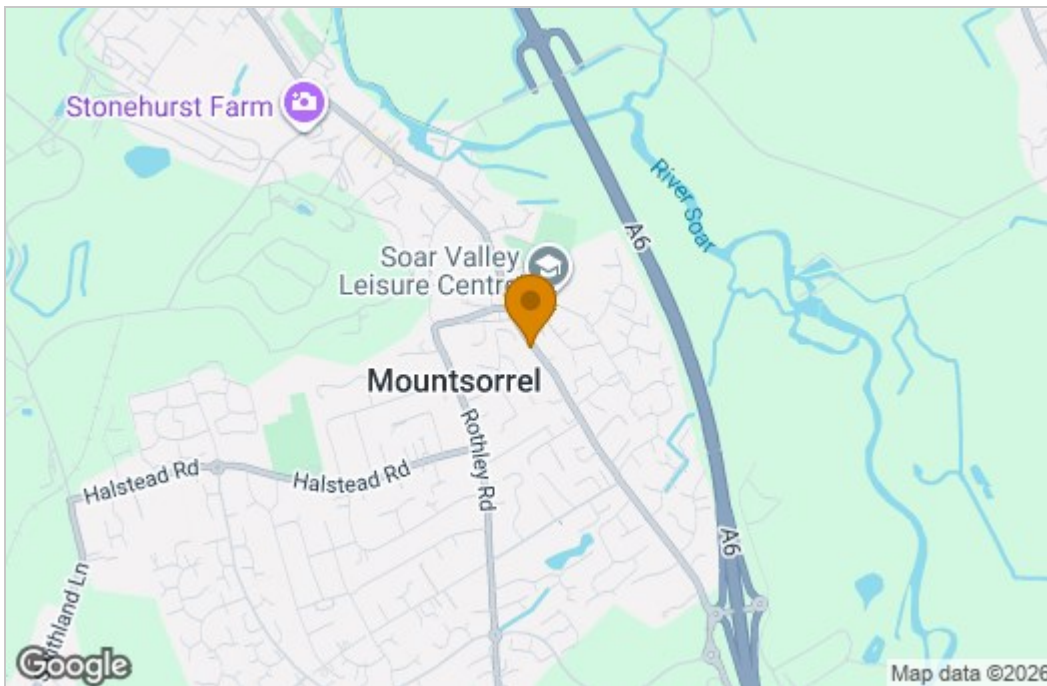
Leicester Road, Mountsorrel
Internal Square Footage: Approx 581 sq.ft

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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