

# Holdere

A Modern Estate Agent



70 Albert Promenade, Loughborough, LE11 1RF

£240,000

Holdere Estate Agents are pleased to bring to the market this exceptionally spacious three-storey, three-bedroom period home with NO UPWARD CHAIN. This characterful bay-fronted property is located in a desirable backwater area, which is secluded yet filled with charming properties, all within a short walking distance to Loughborough's town centre, amenities, and transport links. The interior is neutrally decorated throughout and is ready to move straight into, featuring two reception rooms, a modern fitted kitchen on the ground floor, and three generously sized bedrooms over the first and second floors. Additionally, there is a four-piece suite bathroom and a separate w.c. located on the first floor. Externally, the property boasts both front and rear garden spaces, as well as on-street parking along the attractive tree-lined road.

## Summary

Upon entry to the property via the front door you arrive in the lounge, it is bay fronted and a very well proportioned room full of natural light. There is a door that provides access to the dining room.

The dining room is another very well proportioned room, it has a window to the rear elevation overlooking the garden, useful storage cupboard under the stairs and a door to the kitchen at the rear of the property.

The kitchen is fitted with a matching modern range of wall and base units with countertops above. It features an integrated electric oven, gas hob with stainless steel extractor hood over and an inset sink drainer. There is plentiful storage space and cabinetry and it offers space and plumbing for a washing machine, space for a fridge/freezer and the boiler is wall mounted tucked away in one of the wall units. The kitchen also has two windows to the side elevation and door leading you out to the rear garden.

Access to the first floor is gained from the dining room. Ascending upstairs to the first floor you arrive on the spacious landing, this provides access to two bedrooms, w.c., family bathroom and the stairwell to the second floor.

Bedroom One is situated at the front of the home, it is a large double bedroom with an attractive bay window providing a lovely outlook over the tree lined road.

Bedroom two is situated at the rear of the property, it is also a good size double bedroom and has a window providing a nice outlook over the rear garden.

The separate w.c. is fitted with a two piece suite comprising low flush w.c., wash hand basin and frosted window to the side elevation.

The family bathroom is the last room on this floor. It is fitted with a modern four piece suite comprising a corner shower cubicle, low flush w.c., bath, pedestal wash hand basin and frosted window to the rear elevation.

Ascending to the second floor you arrive in the third bedroom, this is a very versatile room and there is a skylight to the front and rear elevations.

Outside you find the property set back on a lovely tree lined road complete with on street parking. A

pedestrian gate allows you access to the home and there is an attractive low maintenance garden. The rear garden is a good size and private, it is low maintenance and kept secure by walling and wooden fencing. Adjoined onto the back of the property is a useful store with a window to the side elevation.

## 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](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



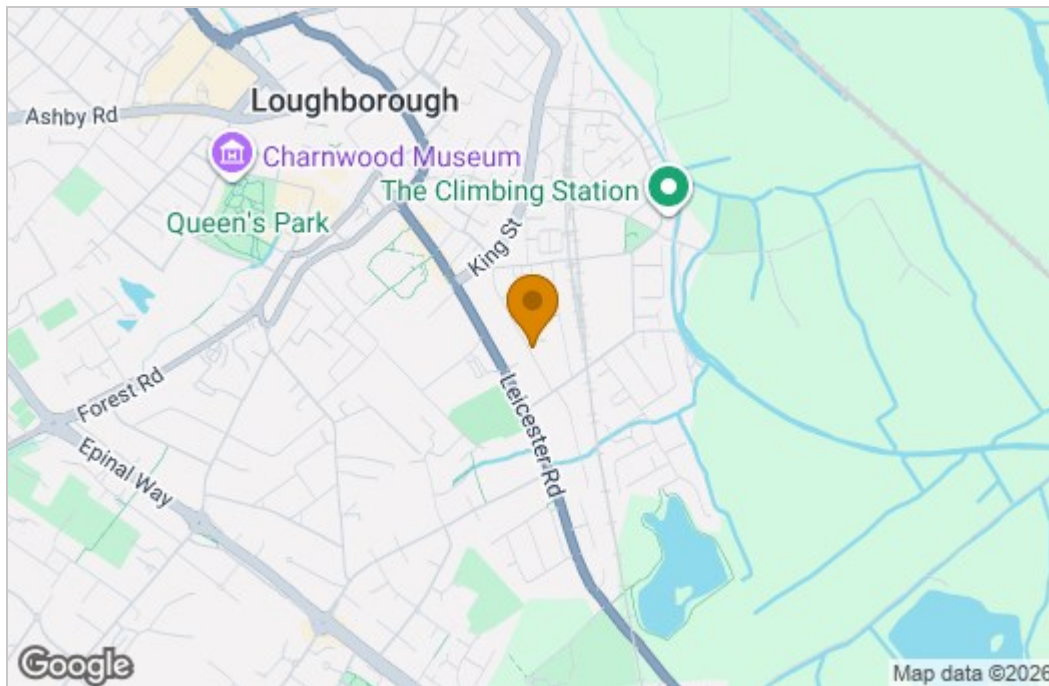
Albert Promenade, Loughborough  
Internal Square Footage: Approx 1108 sq.ft

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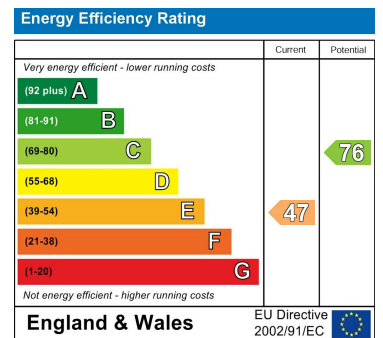
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## Area Map



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

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