

Holderr

A Modern Estate Agent



35 Selbourne Street, Loughborough, LE11 1BS

Offers over £200,000

A great opportunity to purchase this immaculately presented mid-terraced property in Loughborough. With benefits of being newly refurbished with accommodation comprising in brief, hallway, lounge, dining room, kitchen, lobby, ground floor bathroom, three bedrooms, w.c, attic room and rear garden.

Summary

We are delighted to present a fantastic opportunity to acquire this recently refurbished, modern four-bedroom semi-detached family home located in the desirable area of Loughborough. Ideally situated within a short walking distance to Loughborough Town Centre and the train station, this property offers both convenience and contemporary living.

The home has undergone recent renovations and benefits from numerous high-quality features including a newly fitted kitchen and appliances. The interior is fitted with newly fitted carpeting, providing a plush and comfortable feel throughout. The property has modern double-glazed windows and doors, including a stylish Endurance composite front door that combines durability with modern aesthetics.

The accommodation is both spacious and well-presented. Upon entering, you are greeted by a welcoming entrance hallway featuring stairs ascending to the first floor and doors leading to the lounge and separate dining room. The dining area seamlessly flows into a modern, well-appointed breakfast kitchen, equipped with ample space for casual dining and meal preparation. The kitchen is newly fitted and has appliances including a range cooker, dishwasher and washing machine. From the kitchen, there is convenient access to a lobby providing access to the rear garden and to a ground floor bathroom.

Upstairs, on the first floor the property boasts three generously proportioned bedrooms. There is also a w/c on this floor.

Ascend onto the second floor and you will find a further bedroom space complete with eaves storage.

Externally, the rear garden is low-suitable for outdoor entertaining and relaxation. The garden benefits from gated access at the back, offering additional security and privacy.

This exceptional property truly must be viewed internally to fully appreciate the quality of accommodation and the modern features on offer. An early viewing is highly recommended to avoid missing out on this outstanding home!

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.

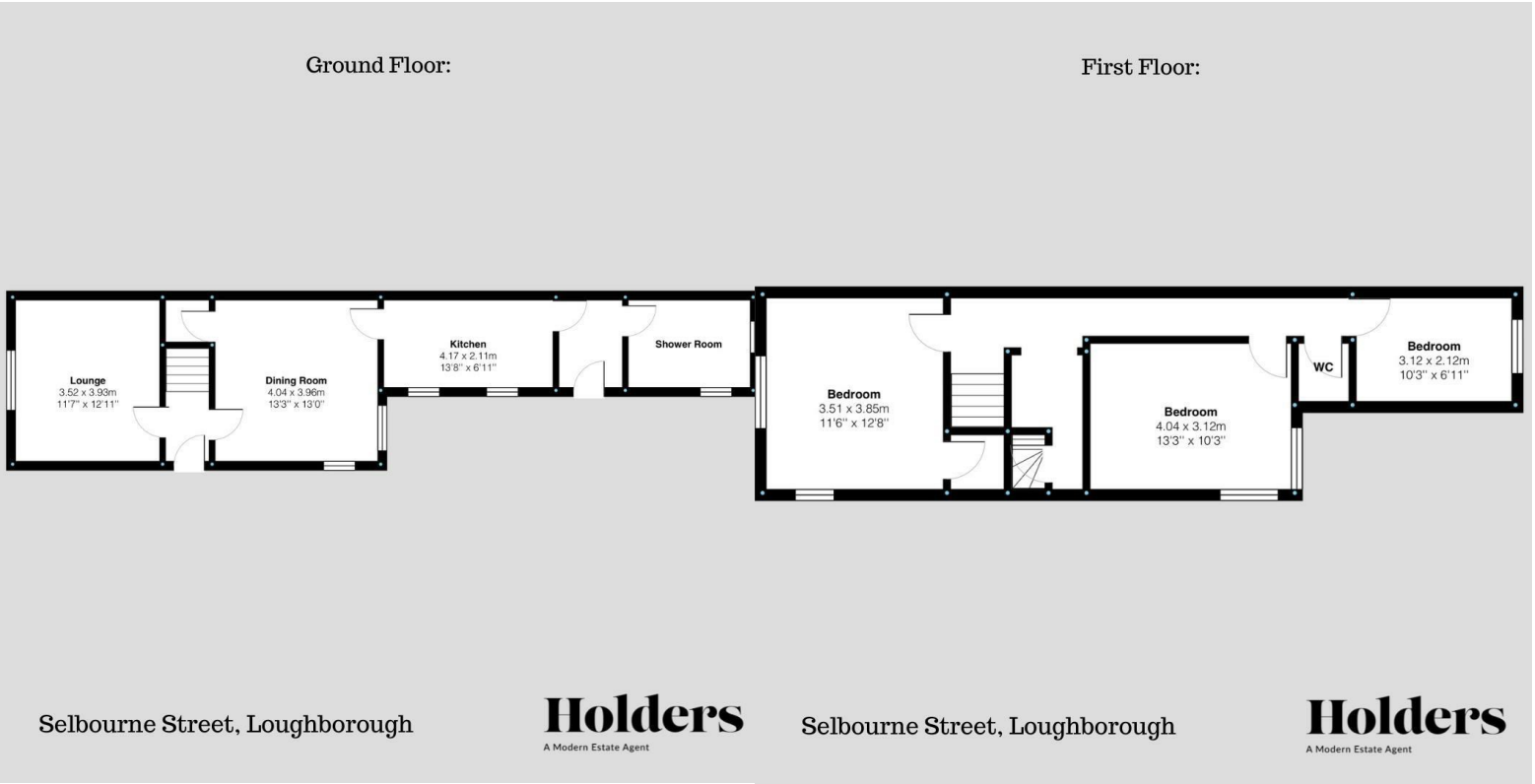
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

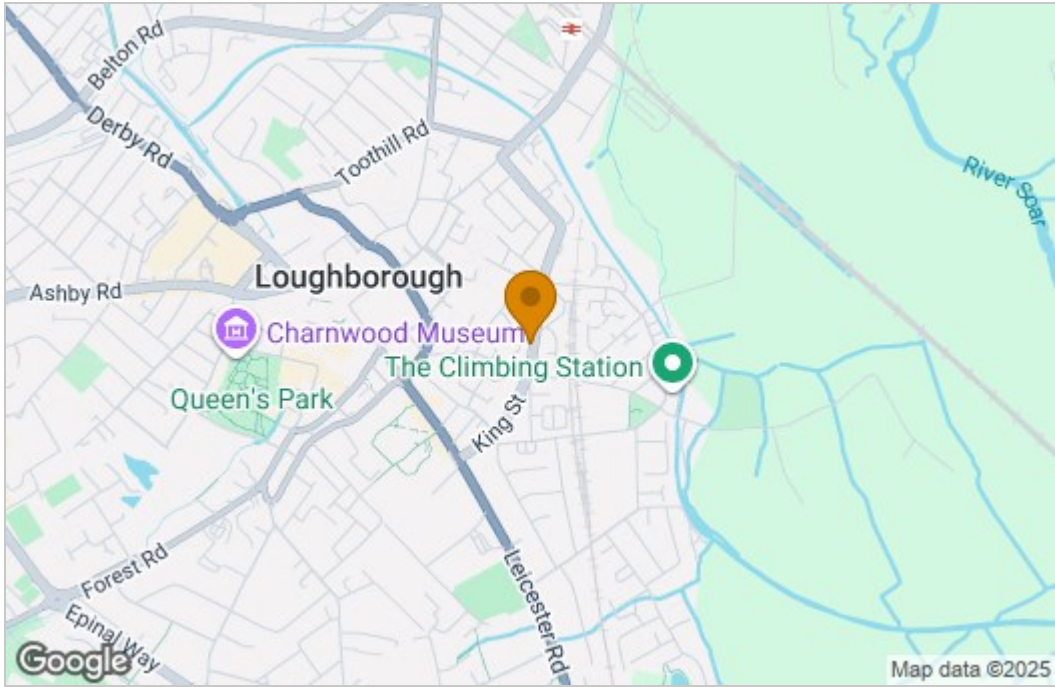
Extra Information

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

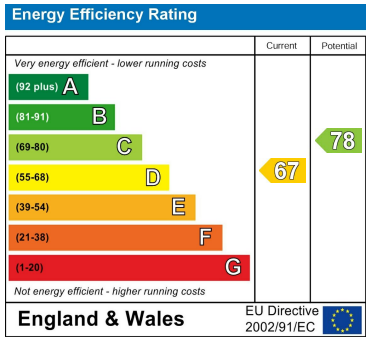
Floor Plan



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