

# Holdere

A Modern Estate Agent



110 Broadway, Loughborough, LE11 2JG

£230,000

A fantastic opportunity to acquire a well-proportioned three-bedroom home in a sought-after Loughborough location, offering over 900 sq.ft of accommodation. With spacious living areas and set on a well sized plot, this property is ideal for first-time buyers, families or investors looking to add value.

## **Summary**

Situated in a popular residential area of Loughborough, this well-proportioned three-bedroom home offers generous living space extending to approximately 904 sq.ft and presents an excellent opportunity for first-time buyers, growing families or investors.

The accommodation on the ground floor comprises an entrance hallway leading into a spacious lounge, providing a comfortable setting for both everyday living and entertaining. To the rear, the kitchen offers a practical layout with great potential for personalisation.

To the first floor, there are three bedrooms, including a well-sized principal bedroom and two further double bedrooms. The family bathroom completes the accommodation.

To the outside, the property is set on a generous plot with ample off-road parking and a front garden. Side access leads to an outside store, utility area, WC, and access onto the rear garden. The rear garden has a large patio area and lawn space.

Positioned within easy reach of local amenities, schools and transport links, this is a fantastic opportunity to acquire a home in a well-regarded location.

Early viewing is highly recommended to appreciate the space and potential available.

## **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

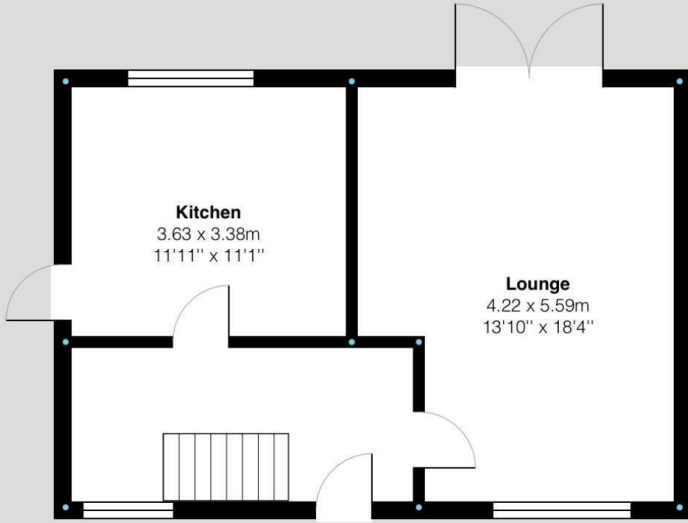
Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## **Extra Information**

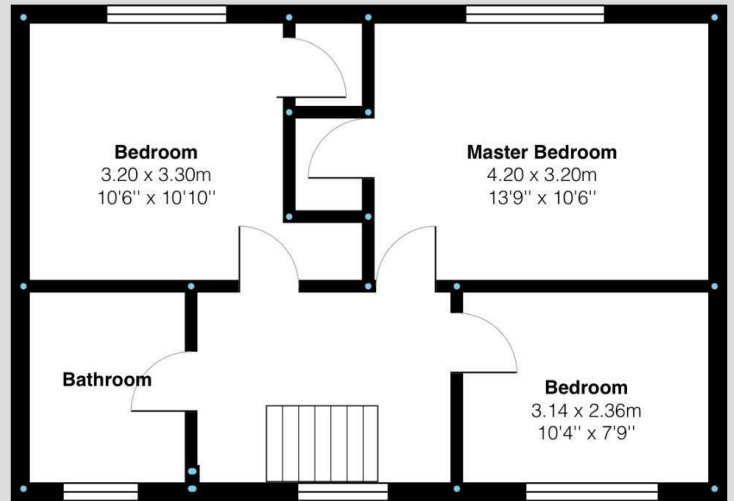
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# Floor Plan

Ground Floor:



First Floor:



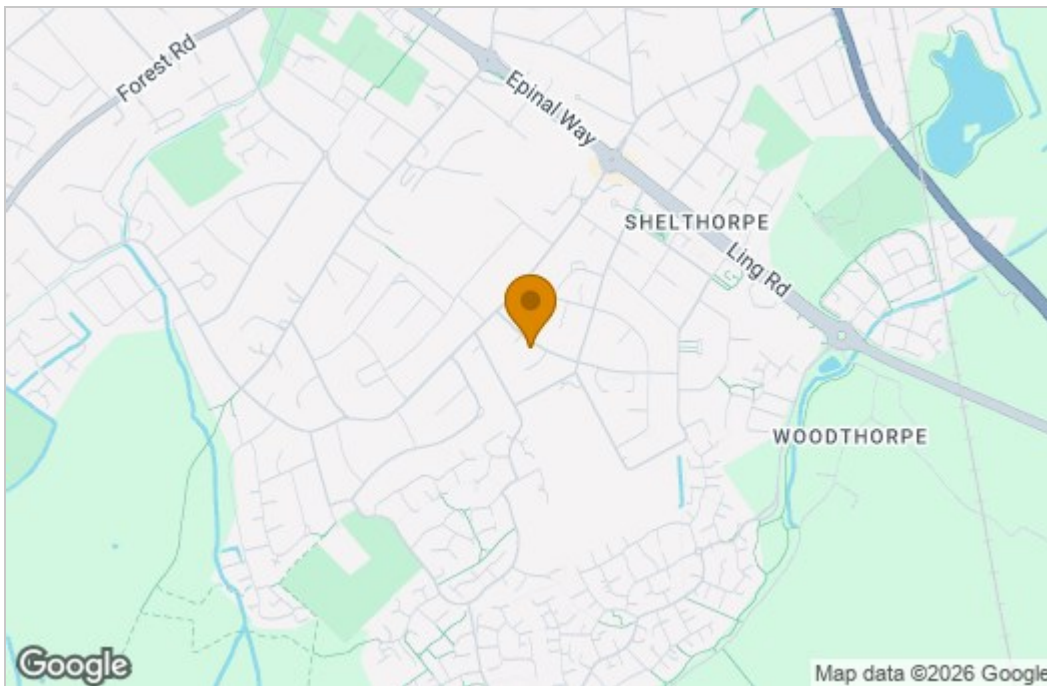
Broadway, Loughborough  
Internal Square Footage: 904 sq.ft

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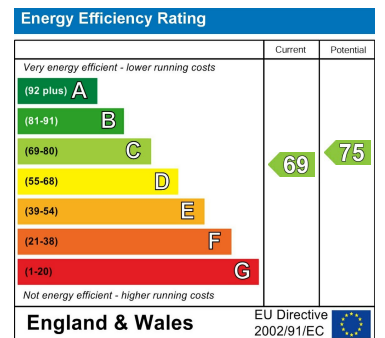
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# Area Map



# Energy Efficiency Graph



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