

Holdere

A Modern Estate Agent



26 Narrow Lane, Loughborough, LE12 5LH

Offers over £240,000

Holdere are delighted to offer this three bedroom end terrace property, situated in a fantastic location within Hathern, offering excellent transport links and easy access to the local primary school and village centre. The property is in good condition throughout and provides spacious character accommodation over three floors with off road parking.

Upon reaching Narrow Lane, you find the low maintenance fore garden and off road parking for one space.

The main entrance door opens directly into the living room, which features a window facing the front. This inviting space is ideal for relaxation complete with a open fireplace. From here you access the very spacious kitchen/diner which is equipped with a variety of matching wall and base units. Leading on from the Kitchen/diner is the utility room which is a lovely light filled room currently with a small utility area housing a washing machine, dryer and sink. There is a door which opens out to the rear garden.

As you ascend to the first floor, you will discover two double bedrooms and family bathroom. The bathroom is complete with a bath with shower over, and wash hand basin. On this floor there is a separate w.c. Ascending to the second floor you find the attic conversion, another spacious room complete with window.

Returning back down to the ground floor and stepping outside, you will find a spacious garden with various different seating areas. The garden is a great space to enjoy the summer months in and there is further scope to maximise the space on offer.

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.

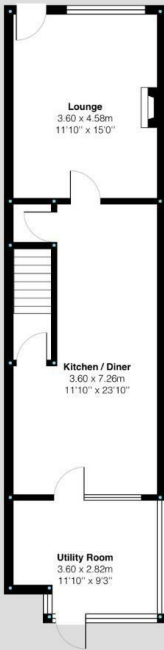
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra information

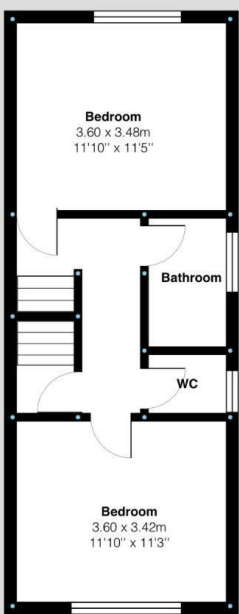
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



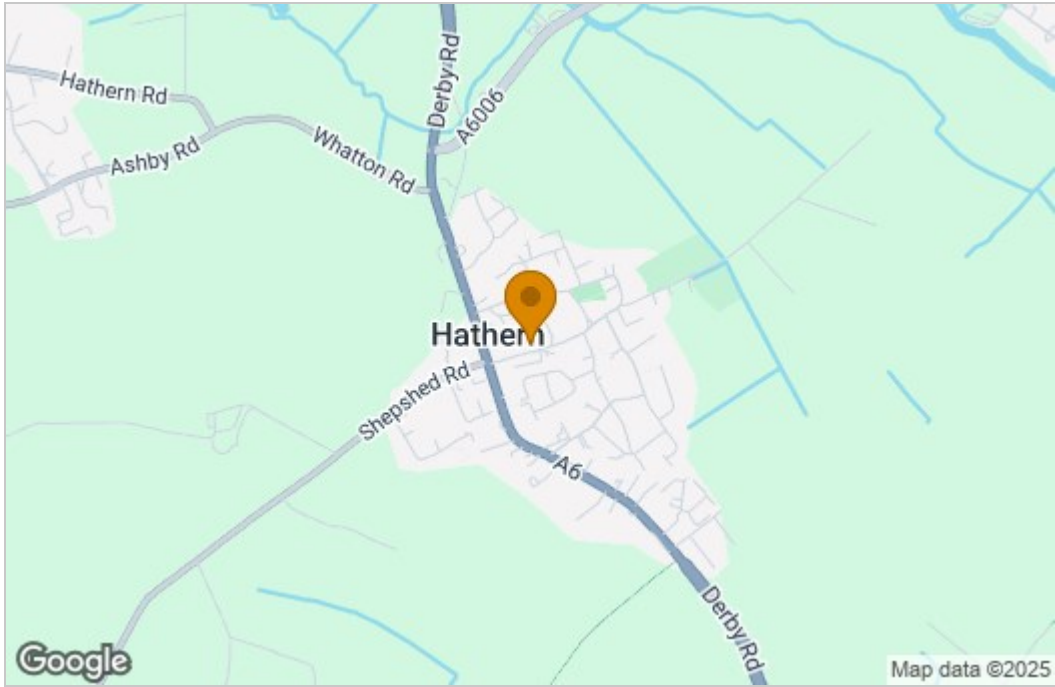
Narrow Lane, Hathern
Internal Square Footage: 1270 sq.ft

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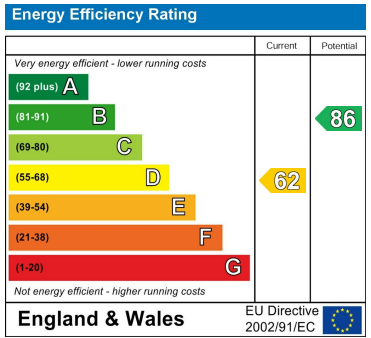
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Area Map



Energy Efficiency Graph



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