

# Holdere

A Modern Estate Agent



94 Beacon Road, Loughborough, LE11 2BH

£300,000

An elegant three-bedroom semi-detached residence with garage and private garden, ideally positioned on Beacon Road, just a short stroll from the vibrant heart of Loughborough town centre.

## **Summary**

This charming home offers well-balanced and thoughtfully arranged accommodation, beginning with a welcoming entrance hall that sets the tone for the property's warm and inviting character. There are two refined reception rooms, providing versatile living and entertaining space, with one enjoying double doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living.

The kitchen is well-appointed with space for appliances.

Upstairs, the property continues to impress with three comfortable bedrooms, all enjoying a pleasant outlook, alongside a family bathroom complete with a shower over the bath.

Externally, the property benefits from a delightful private garden, ideal for relaxation or entertaining, together with a single garage offering valuable storage or secure parking.

A superb opportunity to acquire a wonderful family home in a highly regarded and accessible location, combining everyday convenience with a sense of tranquillity.

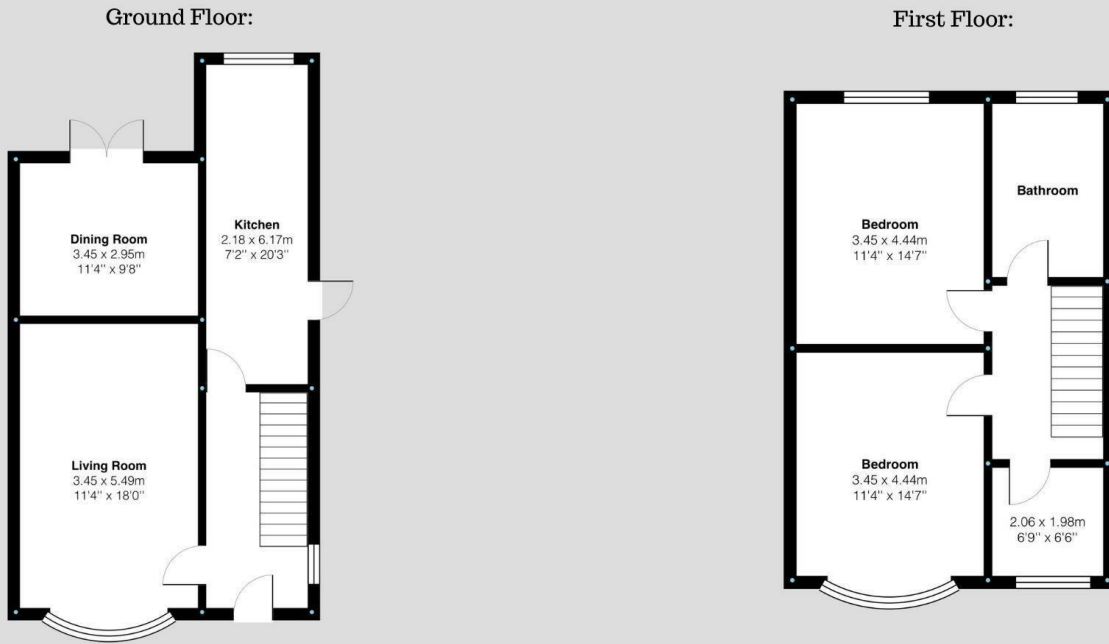
## **Disclaimer**

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

# Floor Plan



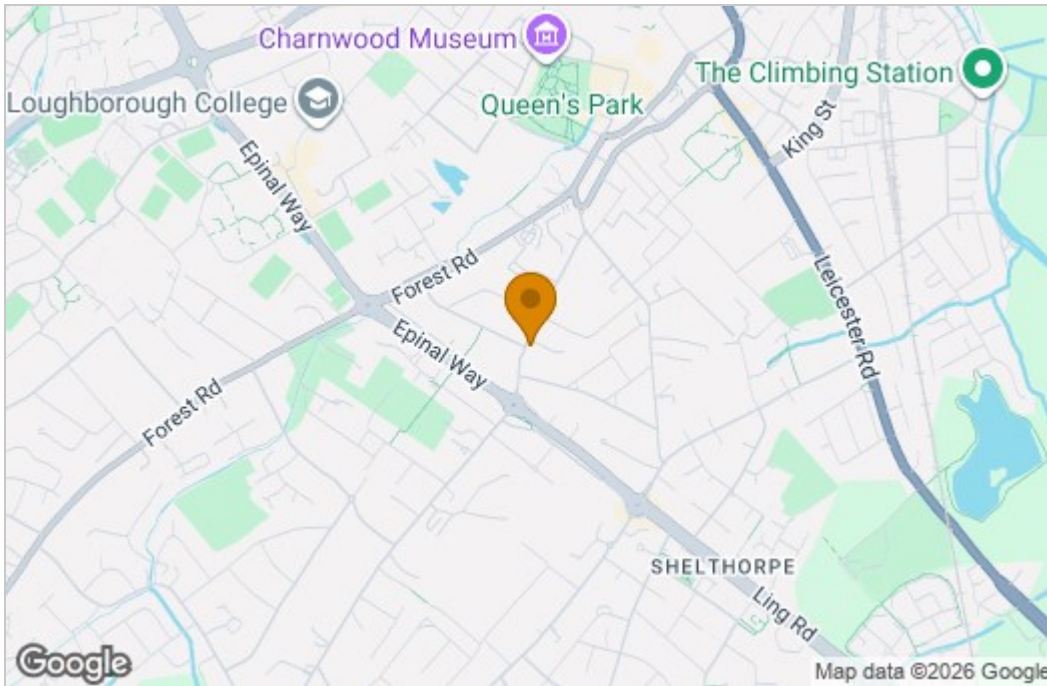
Beacon Road, Loughborough  
Internal Square Footage: Approx 1065 sq.ft



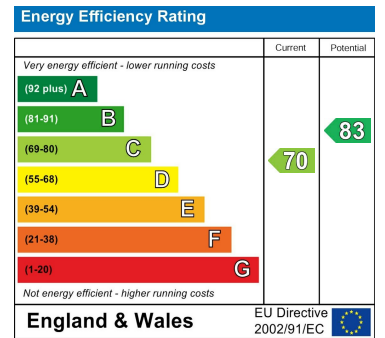
Beacon Road, Loughborough  
Internal Square Footage: Approx 1065 sq.ft



## 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.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP  
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk