

# Holderr

A Modern Estate Agent



36 King George Road, Loughborough, LE11 2PA

£260,000

A traditional bay fronted three bedroom semi detached family home circa 1930's occupying this established non estate location and backing on to the Grand Union canal. The accommodation is complete with three well sized bedrooms, open plan kitchen / diner and a private well sized rear plot! An internal viewing comes highly recommended to appreciate the level of accommodation on offer. The property benefits from a brand new fitted kitchen, new roof, guttering and fascia's and soffits.

Upon entering the property via the entrance hallway this provides access onto the Lounge which is complete with a feature bay fronted window making this a light and airy space for all the family to enjoy! Leading from here is the Kitchen/Diner which is fitted with an array of base and eye level units, space for an oven, space for an upright fridge freezer, inset sink and drainer, plumbing for a washing machine/tumble drier and a dishwasher, there is also plentiful space for a large dining set and door to rear garden.

Ascend onto the first floor and you will find three well sized bedrooms, master with mirror fitted wardrobes and the family bathroom. The Family Bathroom is complete with a bath and shower over, low flush w/c and wash hand basin.

To the outside the property occupies this well regarded non estate location which backs on to the Grand Union canal. To the outside there is a front garden with mature blossom tree, and driveway providing ample off road parking and gate access to the side leading to the rear of the property. To the rear there is a paved patio and lawned garden which is fully enclosed by timber fencing.

### **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.

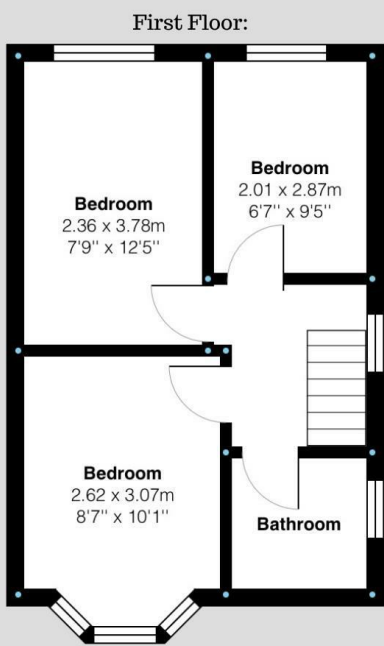
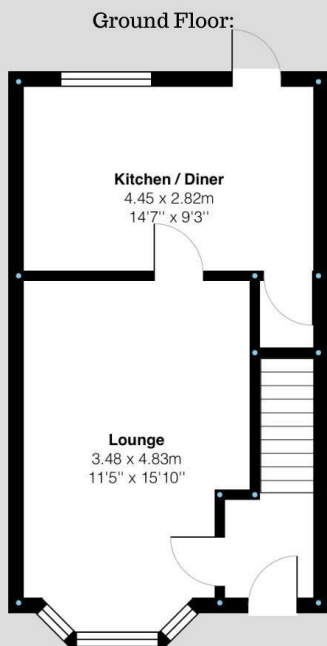
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make 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](https://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](https://check-long-term-flood-risk.service.gov.uk/postcode)

Floor Plan



King George Road, Loughborough  
Internal Square Footage: 732 sq.ft

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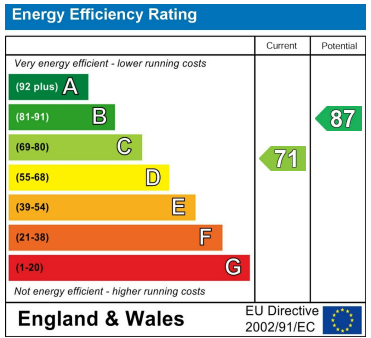
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Area Map



Energy Efficiency Graph



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