# Holders

A Modern Estate Agent









## 24 King Edward Road, Loughborough, LE11 1RZ

## Offers in the region of £205,000

A well-proportioned three-bedroom semi detached home situated in a convenient and popular residential location close to Loughborough town centre, offering spacious accommodation across two floors and excellent potential for first-time buyers, families or investors alike.

## Summary

The ground floor is arranged in a traditional and practical layout. The property is entered into a welcoming hallway which leads through to a generous lounge positioned at the front of the home. This is a bright and comfortable living space, well suited to both everyday living and entertaining. Moving through the property, the dining room sits centrally and provides a versatile space with ample room for a family dining table, creating a natural hub of the home.

To the rear, the kitchen/breakfast room offers a functional layout and provides access to the rear of the property. Beyond the kitchen, a ground floor bathroom completes the accommodation, adding to the practicality of the layout.

The first floor comprises three bedrooms and a separate WC. The principal bedroom is a well-proportioned double room located to the front of the property, while the second bedroom is also a comfortable double, offering flexibility for family living or guest accommodation. The third bedroom would lend itself well as a nursery, home office or dressing room, depending on individual requirements.

A separate WC serves the first floor, providing added convenience for a household.

Externally, the property benefits from a private rear garden which offers space for outdoor enjoyment, whether for entertaining or simply relaxing. To the front, on-street parking is available.

King Edward Road is well placed for access to a range of local amenities, schools and transport links, with Loughborough town centre just a short distance away. The location makes this an appealing choice for a variety of purchasers seeking both convenience and community.

## 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

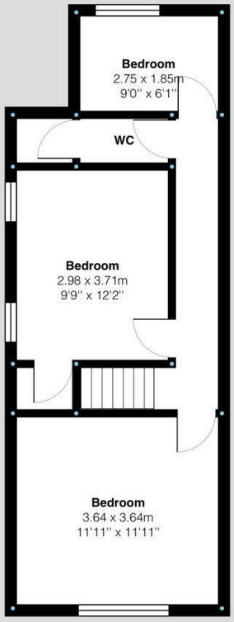
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

# Floor Plan

Ground Floor:




First Floor:



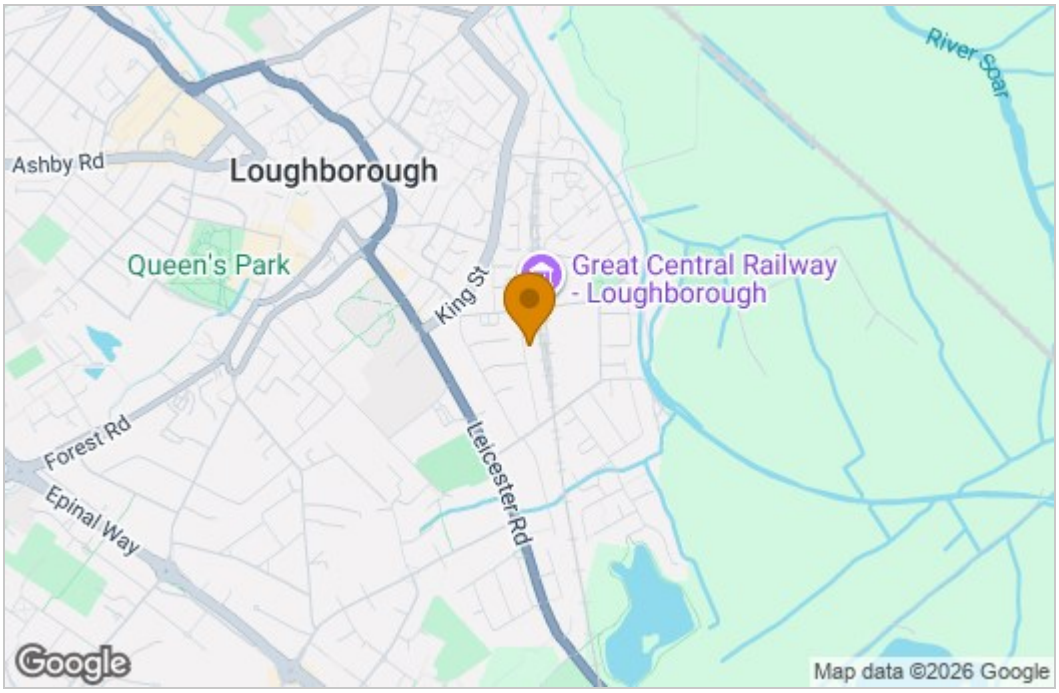

King Edward Road, Loughborough
Internal Square Footage: Approx 740 sq.ft

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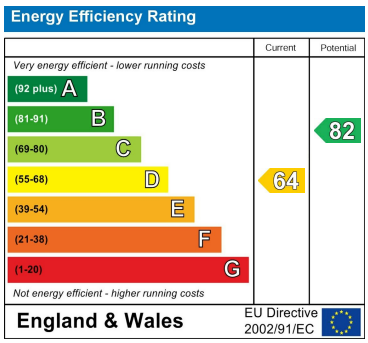
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## Area Map




## Energy Efficiency Graph




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