

Holderr

A Modern Estate Agent



50 Ling Road, Loughborough, LE11 2LP

£185,000

A great opportunity to purchase this three bedroom home with no upward chain situated in Shelthorpe. Complete with spacious accommodation - this property has potential to extend subject to necessary planning consents.

Summary

Situated off Ling Road in Loughborough, its handy for the town centre and commuting with good access to the M1 Motorway network and A6 to Leicester. For families, local schools are close by including Outwards Edge Primary.

Upon entering the property via the hallway this provides access onto all ground floor accommodation, useful stores and stairwell rising to first floor.

The Lounge is of a great size and has a window to front elevation, a secondary reception room is situated to the rear and overlooks the rear garden. The Kitchen is fitted with an array of base and eye level units, space for a fridge freezer, inset sink and drainer and dual aspect windows.

To the first floor there are three well sized double bedrooms, family bathroom and a w/c. The family bathroom is complete with a bath with shower over and wash hand basin.

To the outside the property is set on a generous plot with a spacious lawned fore garden and off road parking,. The rear garden is mainly laid to lawn and has an outbuilding making a useful store.

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.

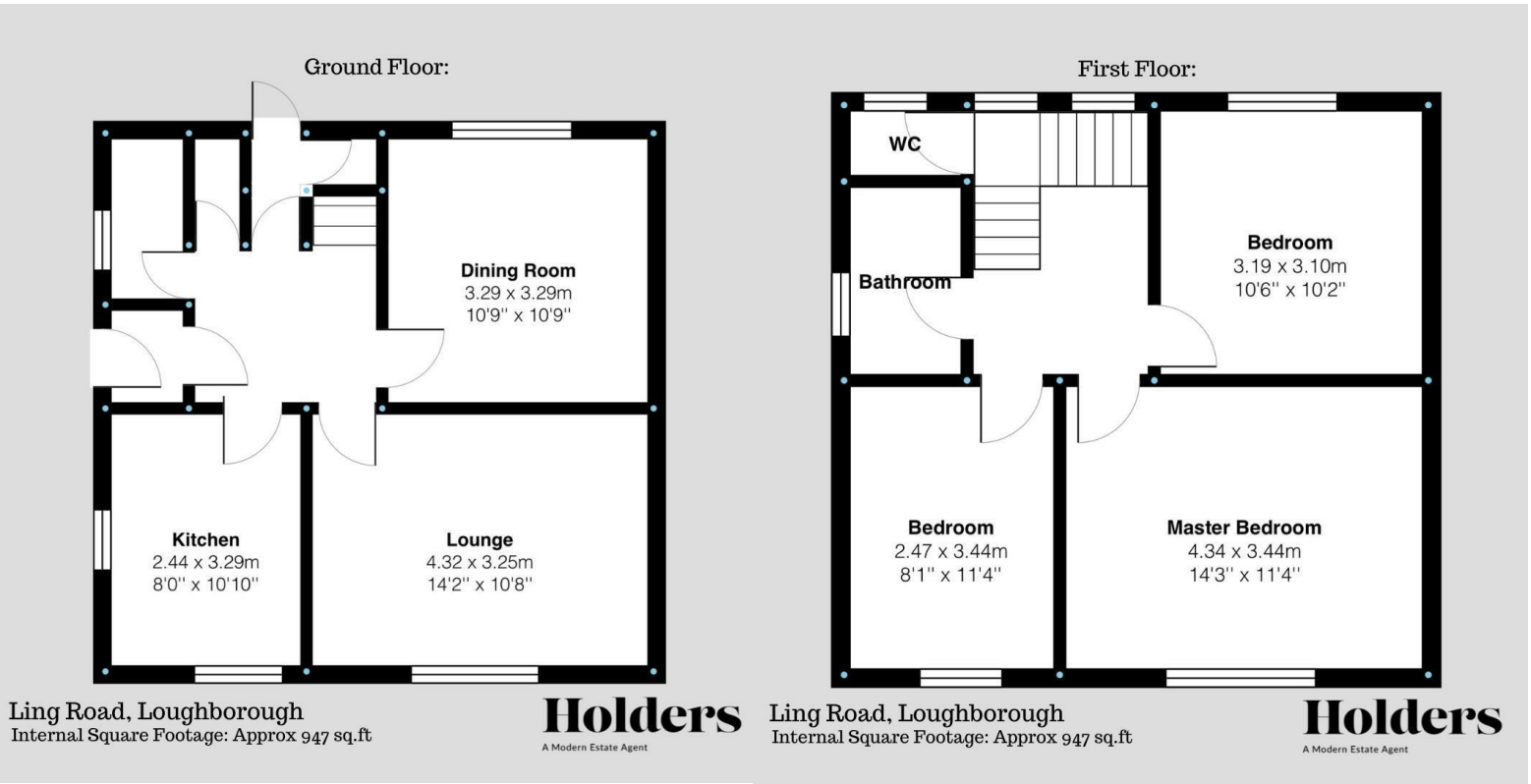
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

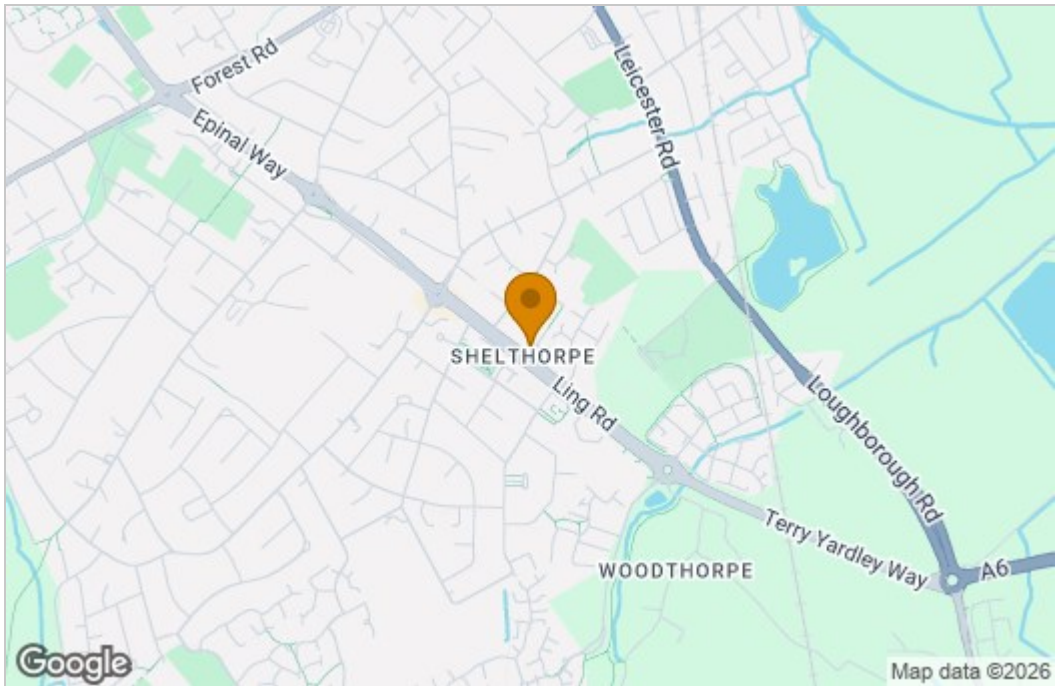
Extra Information

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

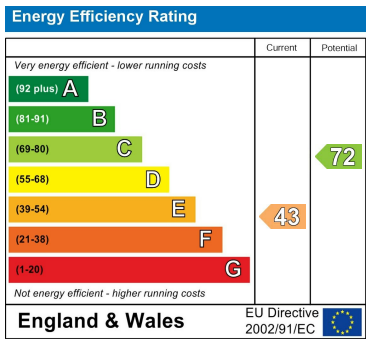
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.