

Holdings

A Modern Estate Agent



115 Tiverton Road, Loughborough, LE11 2RX

£300,000

Located on the highly desirable forest side of Loughborough, this well-presented three-bedroom detached home offers spacious family accommodation with a through lounge diner, attractive gardens and views towards The Outwoods. Offered to the market with no upward chain, the property also benefits from off-road parking and excellent access to nearby countryside walks, schools and local amenities.

Summary

Situated on the highly sought-after forest side of Loughborough, this attractive three-bedroom detached home presents an excellent opportunity for families seeking spacious and well-balanced accommodation in a desirable residential setting. Offered to the market with no upward chain, the property enjoys an enviable front aspect with pleasant views towards The Outwoods, whilst benefiting from off-road parking to both the front and side.

The accommodation is well presented throughout and begins with a welcoming entrance porch leading into a spacious hallway with staircase rising to the first floor. The generous through lounge and dining room provides an excellent open-plan living and entertaining space, enjoying natural light from both the front and rear elevations, with sliding doors opening directly onto the rear garden. A feature fireplace creates a warm focal point, whilst the attractive outlooks to both the garden and surrounding area further enhance the room.

The fitted kitchen offers a range of wall and base units together with integrated cooking appliances and space for further white goods, with direct access to the side of the property and views over the rear garden.

To the first floor are three well-proportioned bedrooms and a family shower room. The principal bedroom enjoys elevated views towards The Outwoods, whilst the second bedroom overlooks the rear garden and offers excellent proportions. The third bedroom provides flexibility as either a generous single bedroom, nursery or home office.

Externally, the property benefits from mature gardens and convenient access to nearby countryside walks, including The Outwoods and Beacon Hill Country Park via a pathway located to the rear of the garden. Tiverton Road remains one of Loughborough's most desirable residential locations, ideally positioned for access to local amenities, reputable schooling, commuter links and the town centre.

A superb detached family home in a prime location, early viewing is highly recommended

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.

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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.

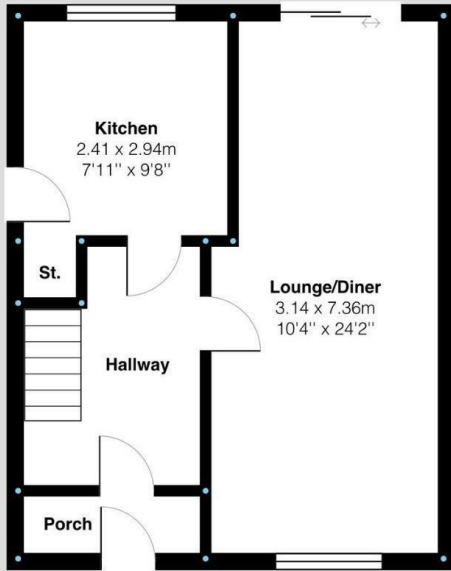
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Extra Information

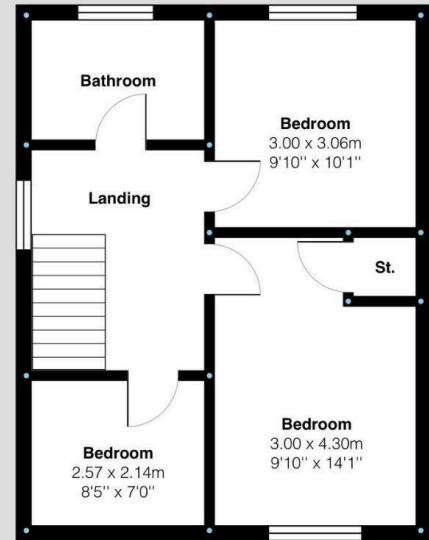
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



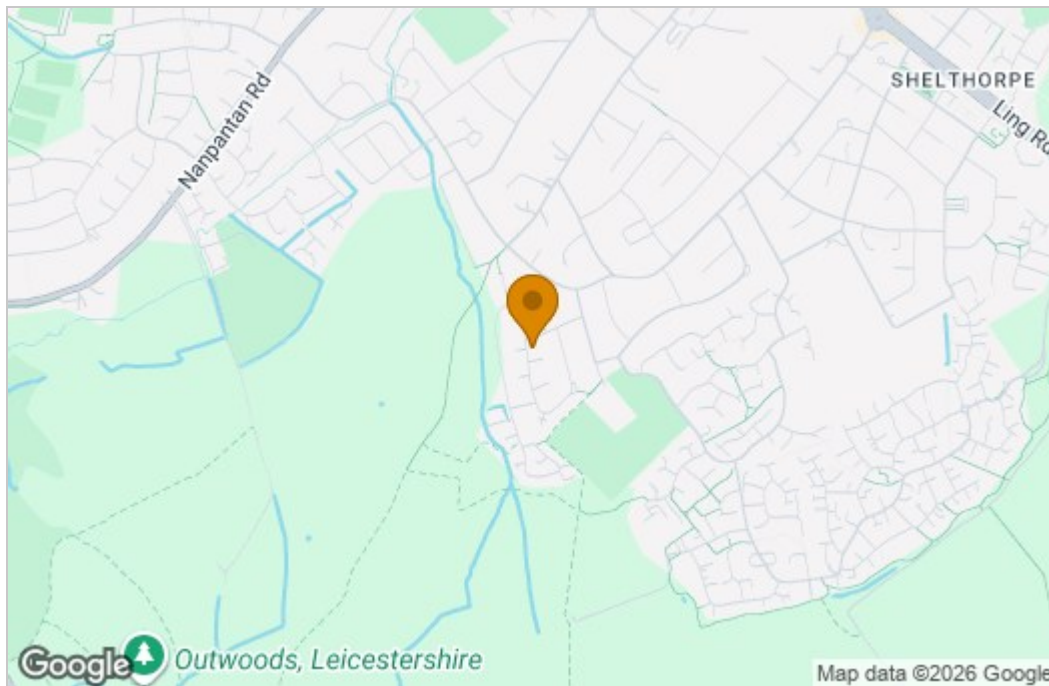
Tiverton Road, Loughborough
Internal Square Footage: Approx 818 sq.ft

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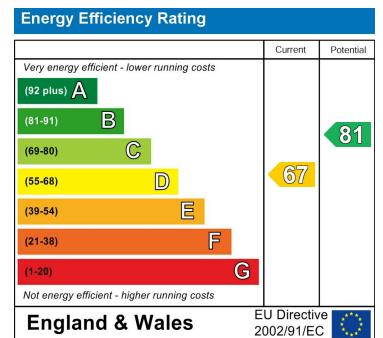
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Area Map



Energy Efficiency Graph



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