

Holderr

A Modern Estate Agent



37 Fearon Street, Loughborough, LE11 5DG

£185,000

An attractive period villa in a convenient Loughborough town-centre location, offered with no upward chain and featuring two double bedrooms, two reception rooms and useful cellar storage. Further benefits include a private rear garden with patio and lawn areas, an outbuilding and easy access to local amenities and transport links.

Summary

Situated in a convenient town-centre location, this attractive period villa is offered to the market with no upward chain and presents an excellent opportunity for buyers seeking a characterful home with well-proportioned accommodation. Arranged over three floors, the property offers two generous double bedrooms, two reception rooms and a useful lower ground floor with cellar storage.

The ground floor opens into an inviting entrance hall, leading through to a welcoming sitting room featuring a bay window to the front, creating a light and appealing space to relax. To the rear, the separate dining room provides an ideal setting for entertaining and everyday dining, with access through to the kitchen, which is fitted with a range of units and benefits from a window and external door to the side.

To the first floor are two well-proportioned double bedrooms, together with a bathroom fitted with a suite comprising a bath with shower over, wash basin and WC. The property further benefits from a lower ground floor offering two cellar areas, providing valuable additional storage.

Outside, the property enjoys a rear garden with a combination of lawn, pebbled and patio areas, offering space to sit outdoors and enjoy the warmer months. Enclosed by brick walling and timber fencing, the garden also benefits from a useful outside toilet and shed for additional storage.

Ideally positioned for Loughborough town centre, the property is within convenient reach of a variety of shops, cafés, restaurants and everyday amenities, together with transport links and local facilities. Combining period charm, spacious accommodation and a highly convenient location, this appealing home is well suited to first-time buyers, professionals and investors alike, with the added advantage of being available with no upward chain.

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

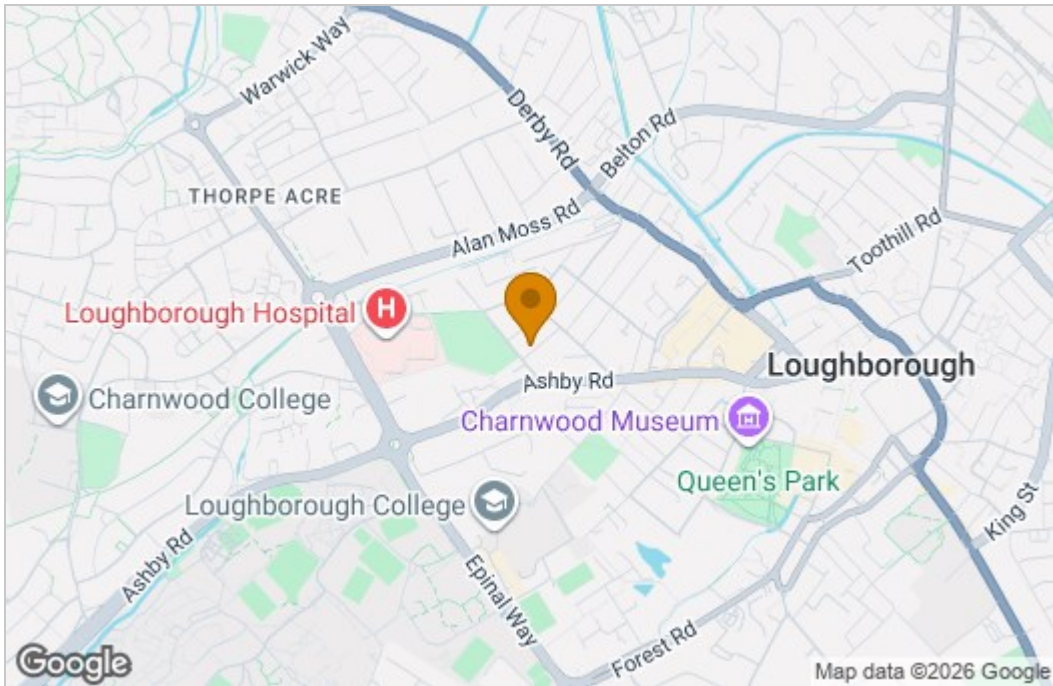
Fearon Street, Loughborough, LE11

Approximate Area = 1188 sq ft / 110.3 sq m
Total = 1188 sq ft / 110.3 sq m
For identification only - Not to scale

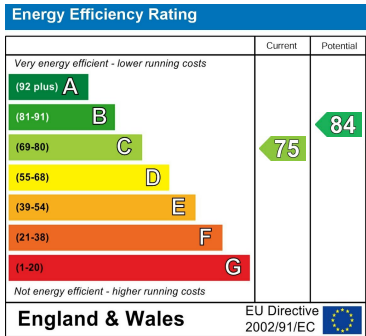


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © valuations 2023. Produced for Holders. REF: 1527466

Area Map



Energy Efficiency Graph



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