

# Holdere

A Modern Estate Agent



40 Ratcliffe Road, Loughborough, LE11 1LQ

£185,000

A beautifully updated two-bedroom terraced property with an additional study room, ideally positioned within comfortable walking distance of the local train station and a wide range of everyday amenities.

This well-presented home has been thoughtfully improved to offer modern and stylish living accommodation throughout, making it an excellent opportunity for first-time buyers, families, or investors alike. Brought to the market with no upward chain.

## Summary

Upon entering the property, you are welcomed into a central hallway which provides access to the main ground floor accommodation. The hallway creates a practical entrance space and leads through to the reception rooms, while the staircase rises to the first floor.

The kitchen offers a modern and stylish finish, fitted with a range of cream wall and base units complemented by attractive wooden-effect work surfaces. Wall tiles provide a contemporary touch, while the stainless steel sink and drainer is positioned beneath a large window, allowing plenty of natural light to fill the room. The kitchen is well equipped with an electric oven, a four-ring gas hob with extractor fan above, space for a dishwasher, and space for an under-counter fridge/freezer. The space also benefits from a rear external door providing convenient access to the garden.

Located just off the kitchen, the spacious dining room provides an excellent area for family meals and entertaining. The room retains its original alcoves which add character and provide useful display or storage space. A large window overlooks the rear garden, allowing natural light to flood the room, while the wooden flooring adds warmth and continuity to the living space.

Positioned at the front of the property, the generously sized living room offers a comfortable and inviting space for relaxation. The room benefits from wooden flooring, a large front-facing window that fills the room with natural light, and an integrated meter cupboard for convenient storage.

Completing the ground floor accommodation is a useful utility room that provides additional practicality for everyday living. It is fitted with a space for a washing machine, worktop storage space, and a cloak hanging area. The room continues the wooden-effect lino flooring from the kitchen and benefits from a window which provides natural light and ventilation.

Leading from here is a convenient cloakroom fitted with a newly installed WC and wash hand basin. The room also benefits from a window and continues the wooden-effect lino flooring from the kitchen and utility areas.

The staircase leads to the first-floor landing. The landing provides access to all bedrooms and the bathroom, and also includes a useful built-in wardrobe offering additional storage.

The master bedroom is a spacious double bedroom located at the front of the property, offering ample space for bedroom furniture. The second double bedroom overlooks the rear. The third room provides a versatile space which could be used as a home office, study, nursery, or cot room.

The bathroom is fitted with a modern suite comprising a bath with shower over, WC, and wash hand basin. A frosted window provides natural light while maintaining privacy.

To the rear of the property is an enclosed garden which includes a patio area, ideal for outdoor seating, along with a pathway leading to a rear hand gate. The gate provides access to a shared passageway which in turn leads conveniently towards local amenities and the nearby train station.

## 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

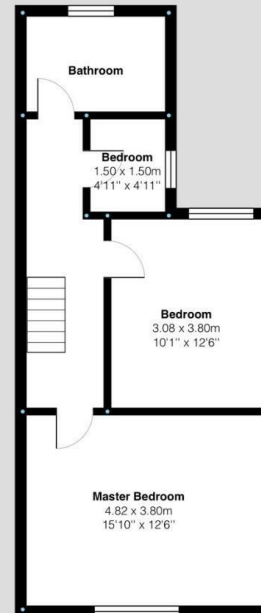
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



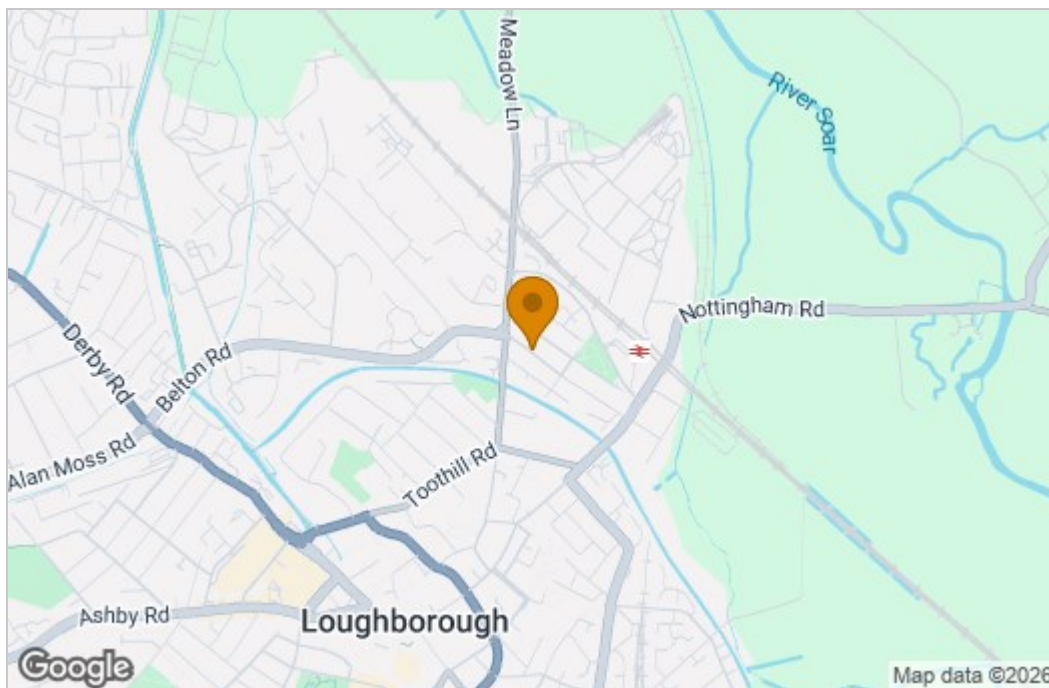
Ratcliffe Road, Loughborough  
Internal Square Footage: Approx 1023 sq.ft

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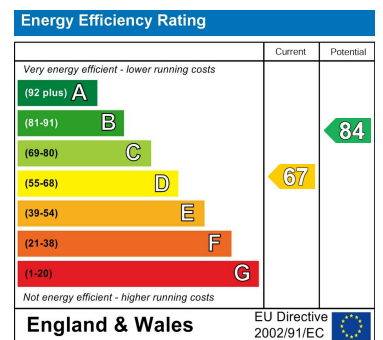
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## Area Map



## Energy Efficiency Graph



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