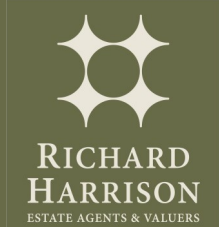




Hermitage Road | | Loughborough | LE11 4PA

Asking price £230,000



Hermitage Road |
Loughborough | LE11 4PA
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Occupying a generous corner plot within this popular area close to schools and amenities, this well presented semi detached home has been refurbished and modernised to offer contemporary and stylish open plan accommodation. There is gas central heating and double glazing, entrance hallway and w/c, large open plan living room and kitchen, a first floor landing giving access to three good sized bedrooms and a bathroom. The property has a large block paved driveway, well tended front gardens and an enclosed garden to the rear with lawn and patio. No Upward Chain.

- Semi Detached Home
- Magnificent Living/Dining Kitchen
- Undergone Refurbishment
- Gardens Front and Rear
- Ideal FTB or Investment
- Stylish Throughout
- Three Bedrooms
- Recently Fitted Kitchen
- Large Driveway
- No Upward Chain

Entrance Hall

A spacious hallway with stairs to the first floor.

Living/ Dining Kitchen

A true focal point of the property, featuring timber effect porcelain flooring and a vast range of wall and base mounted units, finished in a contemporary style, with contrasting marble effect worktops, integrated induction hob with extractor, oven, washing machine and space for a fridge freezer. There is also a Upvc door leading to the patio. The kitchen also offers generous space for a dining table and chairs.

W/c

A two piece suite with a wash hand basin and low level flush W/c.

Bedroom 1

A spacious double bedroom with a window to the rear.

Bedroom 2

A good sized double bedroom with window to the rear.



'Stylish and Contemporary Decor'



Bedroom 3

With a window to the front.

Bathroom

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and shower cubicle.

Outside

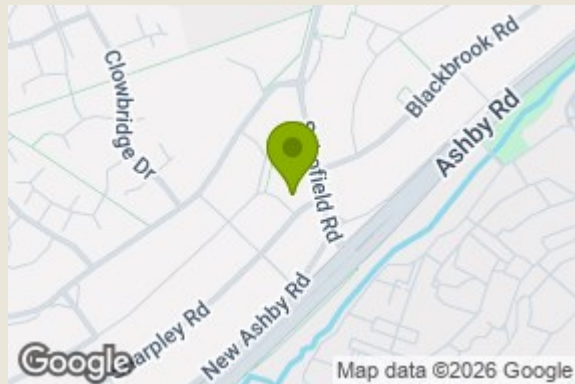
The property is well set back from the road, with a recently paved driveway as well as low maintenance front garden. The rear garden is generous in size, with patio, lawn and outbuildings.

The Area

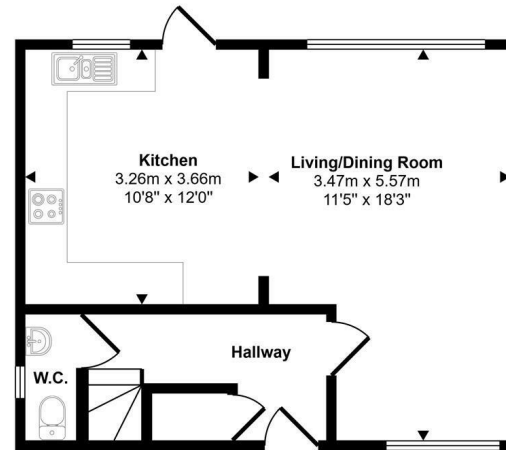
The property is perfectly situated with a number of amenities within short walking distance, including a wider range of facilities and supermarket at nearby Gorse Covert shopping area. There is local regular bus route and picturesque walks to nearby Jubilee Park and along Blackbrook Way. Loughborough town centre offers a wide range of amenities including Loughborough train station with direct link to London St Pancras in 1hr 40mins. The Loughborough University Campus is a short walk away.

Extra Information

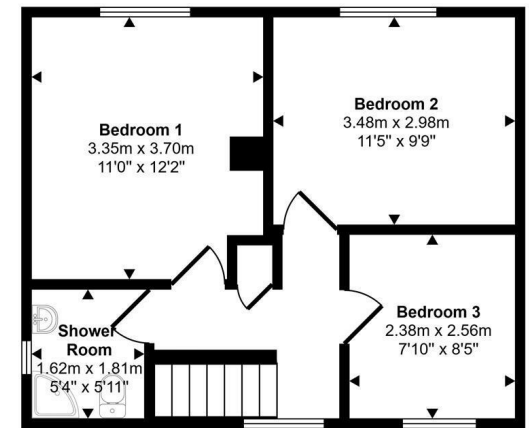
- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients. Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



Approx Gross Internal Area
78 sq m / 842 sq ft

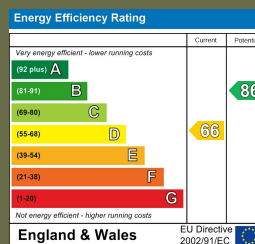


Ground Floor
Approx 39 sq m / 416 sq ft



First Floor
Approx 40 sq m / 426 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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