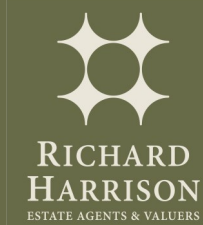




Herbert Street | | Loughborough | LE11 1NX

Asking price £245,000



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This stylish and much improved, character mid-terrace property offers original period features such as high ceilings and feature fireplaces and is located in a well-established residential road within walking distance of Loughborough town centre, local amenities, schools, and the railway station. The property offers spacious and well-proportioned accommodation, including a bay-fronted lounge, separate dining room, modern fitted kitchen with architecturally impressive glazed rear corner, first floor landing, shower room and three bedrooms. Externally, the property benefits from a private rear garden, providing outdoor space for relaxation and entertaining, while on-street permit parking is available to the front. Its central location makes it an excellent choice for first-time buyers, families, commuters, or investors seeking a property close to Loughborough's amenities and transport links.

**Stylish and Impressive  
Throughout**

Three Bedrooms

Shower Room to the First  
Floor

Impressive Entrance Hall

No Upward Chain

**Character Features**

Three Reception Rooms

Feature Fireplaces

Lovely Rear Garden

Contact Us to View!

**Entrance Hall**

An impressive introduction to the property with traditional Victorian Minton tiled floor, decorative cornice work and giving access to-

**Lounge**

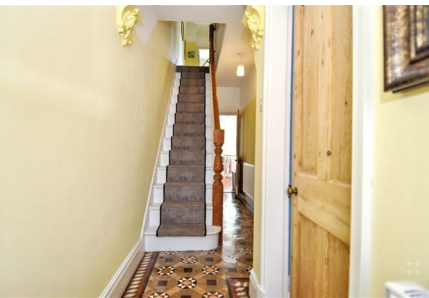
A generous room with a feature fireplace, original wooden flooring and a bay window to the front.

**Dining Room**

A with original wooden flooring and high quality triple glazed French doors to the garden.



*"Walking Distance to the Town Centre and Train Station"*



### **Kitchen**

A bright and airy room with a stylish and impressive triple glazed rear corner, making a wonderful feature, with a range of wall and base mounted units with integrated appliances. There is a timber work top with a stainless steel sink, with delightful contemporary tiling.

### **First Floor Landing**

With feature arches and gives access to-

### **Bedroom 1**

A spacious double bedroom containing an original feature fireplace. There is also exposed original floorboards as well as a window to the front.

### **Bedroom 2**

A large double bedroom with an original feature fireplace. There is also exposed original floorboards as well as a window to the rear.

### **Bedroom 3**

A good sized room with a window to the rear.

### **Shower Room**

A modern fitted three piece suite comprising low level flush w/c, wash hand basin and a walk-in shower. There is also a window to the side.

### **Outside**

A paved front garden with a shared side access passage to the private rear walled garden. The rear garden is bigger than average and offers well maintained areas ideal for entertaining, along with one useful store and an original Victorian outside toilet.

### **The Area**

The property sits in a position only 5 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short 15 min walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby in the town centre. The University is also a short 25 min walk away.

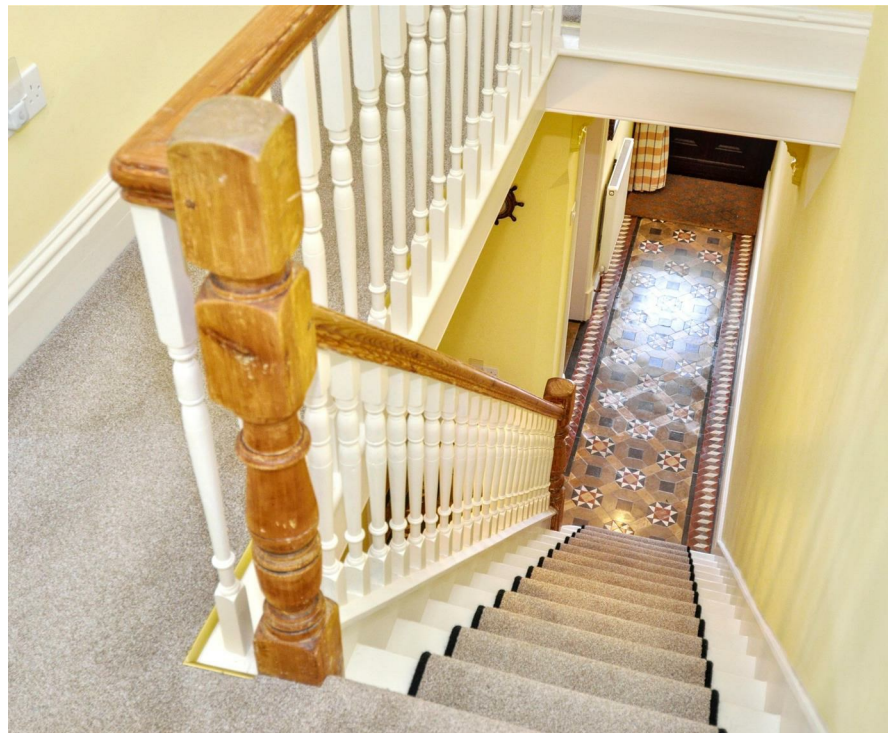
### **Extra Information**

- 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



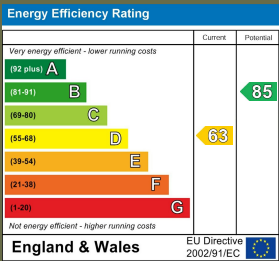
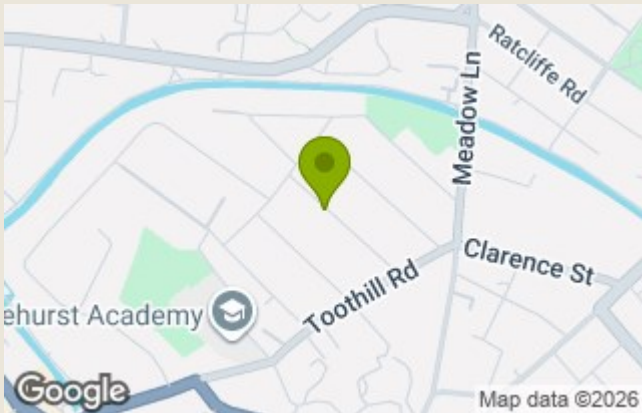
physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

- 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](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.



*"Offering Character Throughout"*





Approx Gross Internal Area  
114 sq m / 1225 sq ft



First Floor  
Approx 59 sq m / 638 sq ft

Ground Floor  
Approx 55 sq m / 587 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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