



Ledbury Road | Loughborough | LE11 2RT  
Guide price £225,000





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Situated in a delightful position on the Forest Side of Loughborough, this semi-detached house has been well cared for, and whilst it would benefit from modernised decor, it is offered in a clean and tidy condition. The property is well placed for ease of access to local amenities such as shops, bus route, schools and nearby picturesque walks across Pignut Spinney. Ideally suited to a young family, downsizers or first time buyers, this house offers outstanding value for money and is offered with No Upward Chain.

Semi Detached House  
No Upward Chain  
Large Living Room  
Garage and Driveway  
Elevated Position

Forest Side Location  
Three Bedrooms  
Ground Floor Shower Room  
Enclosed Rear Garden  
Early Viewing Advised

#### Entrance Hall

A spacious hallway with window and glazed door to the side, a large cloak cupboard and stairs rising to the first floor.

#### Living Room

A large living room with feature stone surround fireplace, window to the front, understairs cupboard and glazed door to -

#### Dining Room/Bed 3

A versatile and flexible room with sliding door to the rear leading to the garden. This room could be used as a third bedroom in conjunction with the adjacent shower room or as an additional living/dining room.





*"Situated in a delightful position"*



### Kitchen

Fitted with a range of wall and base units, space for appliances, window to the front, door to the side and a pantry cupboard with the wall mounted gas central heating boiler.

### Shower Room

Fitted with a modern three piece suite designed for easy access, with large shower tray and mixer shower above. There is a w/c, wash hand basin and window to the side.

### First Floor Landing

With high level window to the rear, this landing is often the area homeowners of this style house extend to create additional bedrooms/bathrooms, something which can be seen demonstrated in neighbouring properties.

### Bedroom 1

A large bedroom with window to the side elevation towards Pignut Spinney, providing attractive far reaching views.

### Bedroom 2

With airing cupboard and window to the front.

### Outside

Sitting on an elevated and generous garden plot, the property has garden to the front, driveway to the side with recently fitted substantial timber gates, single garage and a well maintained garden to the rear, with patio, lawn and planted borders.

### The Area

The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Outwoods Edge and also Mountfields Lodge primary schools.

### 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.



*"Offering excellent value for money"*



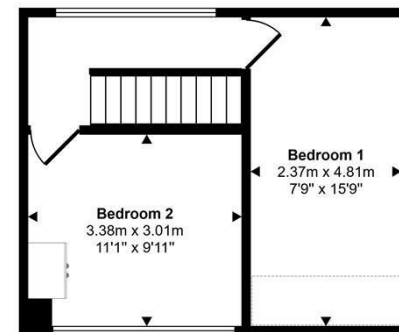


Approx Gross Internal Area  
95 sq m / 1022 sq ft

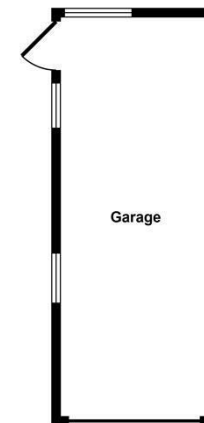


Ground Floor  
Approx 52 sq m / 556 sq ft

Denotes head height below 1.5m



First Floor  
Approx 28 sq m / 306 sq ft



Garage  
Approx 15 sq m / 159 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

16 Churchgate  
Loughborough  
Leicestershire  
LE11 1UD  
01509 977 889  
sales@richard-harrison.co.uk