



## Belton Road, Loughborough, LE11 1JA £210,000

Welcome to Belton Road, Loughborough - a charming location that could be the setting for your new home! This delightful property boasts a cosy reception room, perfect for relaxing with loved ones. With three bedrooms, there's ample space for a growing family or for hosting guests with the added benefit of two parking spaces. The bathroom ensures convenience for all residents.

Situated in a house built in the 1950's, this property exudes character and history, offering a unique living experience. The classic architecture of the era adds a touch of nostalgia to the home.

Whether you're looking to settle down in a peaceful neighbourhood or seeking a place with a story to tell, this house on Belton Road could be the perfect fit for you. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful location.

# Belton Road, Loughborough, LE11 1JA

## Ground Floor

### Entrance Hall

Upvc door to the front.

### Lounge

Upvc window to the front and rear and central heating radiator.

### Dining Kitchen

with an extensive range of fitted cupboards and worktops. single drainer sink, built in oven, hob and extractor hood. radiator, plumbing for a washing machine.

### Seperate WC

Low flush WC.

### Lobby

Door to the rear.

## First Floor

### Landing

Upvc window to rear, radiator and loft access.

### Bedroom One

fitted wardrobes and cupboards, upvc window to front and radiator.

### Bedroom Two

Upvc window to front, radiator, fitted wardrobes and cupboards.

### Bathroom

3 piece suite with low level wc, panelled bath with electric shower over, pedestal wash hand basin. Radiator and upvc window to rear

### Bedroom Three

Upvc window to rear and radiator

## Outside

### Front Garden

Off road parking for 2 vehicles

### Rear Garden

Large rear garden with extensive patio, lawned area, brick store and outside tap.

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : B

## Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or [loughborough@nickhumphreys.co.uk](mailto:loughborough@nickhumphreys.co.uk)

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nick Humphreys Estate & Letting Agents, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

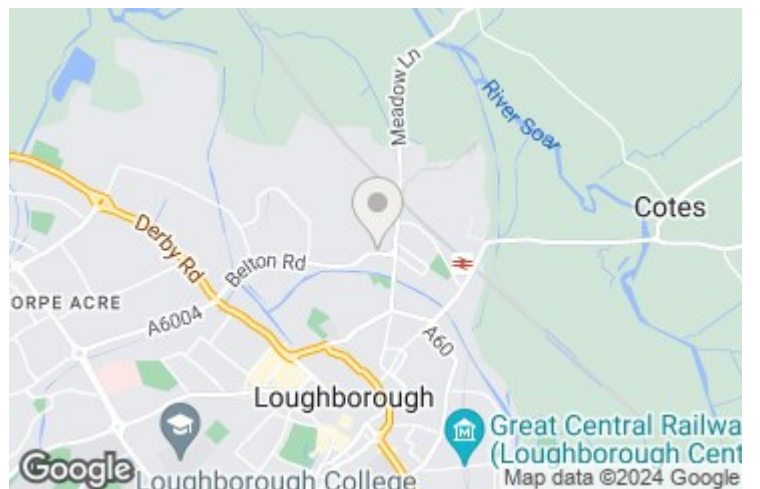
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

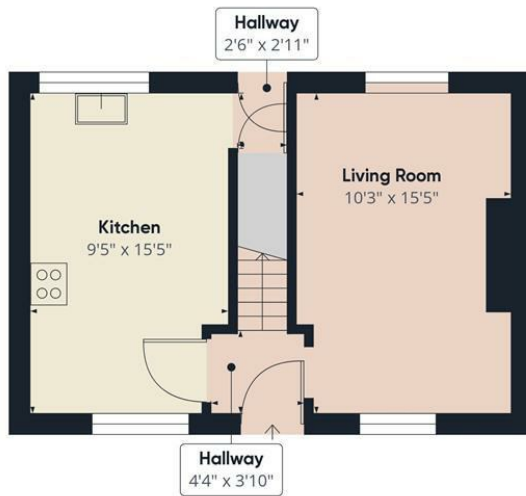
## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

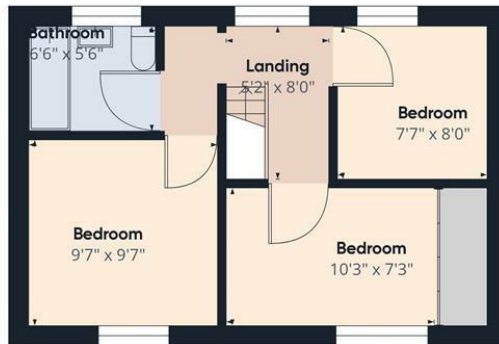
## Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
670.04 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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