



**NICK HUMPHREYS**  
SALES • LETTINGS • STUDENT

SINCE 1986

**Howard Street, Loughborough, Leicestershire, LE11 1PD**

**£179,950**

Property Information

Lounge (11'4" x 10'10")  
Featuring a PVCu double glazed bay window to the front, an attractive Adam-style fireplace, and a central radiator—ideal as a cosy lounge or flexible third bedroom space.

Dining Room (13'7" x 12'4")  
Light and airy, with double glazed windows to both the front and side, a radiator, access to the first-floor staircase, and a door leading into the kitchen.

Kitchen (17'1" x 6'7")  
A long and functional kitchen fitted with a range of wall, base, and drawer units, laminate worktops, and integrated appliances including an electric oven, gas hob, fridge, and freezer. There's also under-counter space and plumbing for a washing machine, tiled flooring, and access to the rear garden via a double glazed door.

First Floor  
A spacious landing provides loft access and leads to:

Bedroom One (14'4" x 11'4")  
A large double bedroom with dual-aspect double glazed windows to the front and side, and a radiator.

Bedroom Two (12'2" x 10'5")  
Another comfortable double bedroom with a rear-facing double glazed window and radiator.

Study / Dressing Room (8'11" x 6'0")  
A flexible space with a side window, boiler, radiator, and direct access to the bathroom.

Bathroom  
Fitted with a three-piece suite including a close-coupled WC, pedestal basin, and bath with shower over. There's a radiator and a rear-facing double glazed window.

Outside  
To the rear, you'll find a private garden with a lawn and patio area, enclosed by wooden fencing—ideal for relaxing or entertaining. On-street permit parking is available to the front.

Tenure  
Freehold

Council Tax Band  
Charnwood Borough Council

Council Tax Band : B

Viewings  
Please contact David, Julie or Henry at our office to arrange your viewing.  
  
All viewings are by appointment only.

Call us today to book your appointment.

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 us, 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.

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