



Valley Road, Loughborough, LE11 3PZ

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Property Description

Welcome to Valley Road, Loughborough - a charming traditional property with great potential! This lovely house, built in the 1940s/1950s, boasts three bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll find a reception room, ideal for relaxing or entertaining guests. The property also features a shower room and parking space for vehicles, ensuring convenience for you and your visitors.

Although in need of modernisation, this property offers a fantastic opportunity to create your dream home. Imagine the possibilities as you put your own stamp on this classic house, making it truly yours.

One of the highlights of this property is the good-sized rear garden, providing an outdoor space where you can unwind and enjoy the fresh air. Whether you have a green thumb or simply love to relax outdoors, this garden is sure to delight.

Don't miss out on the chance to own this home. With its potential, and desirable location, this property on Valley Road is just waiting for you to make it your own.





Key Features

- NO UPWARD CHAIN
- Three bedrooms
- PARKING
- Semi-detached
- GOOD-SIZED REAR GARDEN
- VIEWING ADVISED

£250,000

Entrance Hall

Having a front elevation door with double glazed insert, under stairs storage and stairs rising to the first floor. Leading to

Living Room

25'05 x 12'00 (7.75m x 3.66m)

Having a front elevation window as well as a rear elevation door leading to the summer room/conservatory. The room also offers a fireplace and is finished with a fitted carpet.

Summer Room / Conservatory

16'03 x 10'02 (4.95m x 3.10m)

Having both rear and side elevation double glazed windows and rear elevation doors leading to the garden.

Kitchen

10'11 x 7'03 (3.33m x 2.21m)

Having a side elevation double glazed window and rear elevation door leading to the summer room/conservatory. The kitchen is fitted with a range of wall and base units with work surface over and comprises: A stainless-steel sink/drain unit, space for a free-standing cooker, space and plumbing for a washing machine. The kitchen is finished with splash back tiling and a tile effect floor.

Landing

Loft access to a boarded loft via a ladder and Leading to

Bedroom

14'10 x 10'02 into recess (4.52m x 3.10m into recess)

Having a front elevation double glazed window, built in wardrobe and finished with a fitted carpet.

Bedroom

11'03 x 11'00 (3.43m x 3.35m)

Having a rear elevation double glazed window, built in cupboard housing tank to property. The room is finished with a fitted carpet.

Bedroom

9'06 x 7'09 (2.90m x 2.36m)

Having a front elevation double glazed window and a fitted carpet.

Shower Room

Having both rear and side elevation double glazed obscure windows offering privacy, the shower room comprises: W.C, wash hand basin and walk in shower with drain off. It also offers a heater and is finished with splash back tiling.





Outside

Having a dropped kerb leading to a drive for parking, the front is complemented with established planting, side access leads to the rear and a garage (please note the garage needs repair and vendor believes contains asbestos)

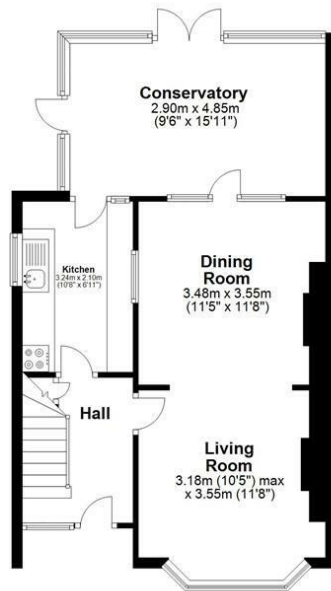
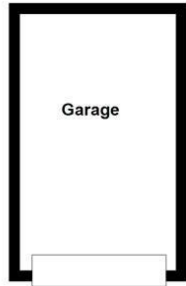
To the rear is a good-sized garden which offers a decking area perfect for alfresco dining. The garden is laid to lawn, complemented with established planting and is enclosed with fence and hedge boundaries.



Floorplan

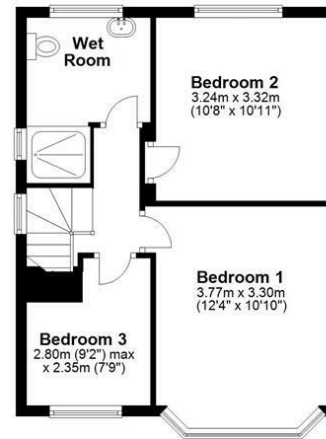
Ground Floor

Approx. 68.3 sq. metres (734.7 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



Total area: approx. 109.8 sq. metres (1182.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - G

Tenure - Freehold

Council Tax Band - C

Local Authority
Charnwood Borough

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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