

# Holdings

A Modern Estate Agent



68 Herrick Road  
, Loughborough, LE11 2BT

£315,000



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This beautifully located home is just a short walk away from the town and schools. It is well-maintained and presented in excellent condition. The dining room is spacious and includes patio doors that lead to the conservatory. The master bedroom is generously sized, while two additional bedrooms and an elegant bathroom can be found on the first floor. The home also features a separate lounge and plenty of storage space. NO UPWARD CHAIN.

The living room is decorated in a contemporary style with a large bay window, a gas fireplace, and stylish shelving. The dining room is generously proportioned, well-lit, and has been extended with patio doors to the conservatory, offering views of the garden. The kitchen is fitted with base and eye level units and space for appliances such as an oven, hob, extractor hood, integrated fridge, freezer, dishwasher, and washing machine.

The master bedroom overlooks the rear garden and features a fitted wardrobe and painted floorboards. Bedroom two is a well-proportioned double bedroom with a view of the front of the property, while bedroom three is currently used as a dressing room with fitted wardrobes and views of Herrick Road.

The bathroom on the first floor includes a shower over a bath and is smartly presented with full tiling. The mature and private rear garden can be accessed through the conservatory's French doors and features decking, a lawn area, and a garden shed.



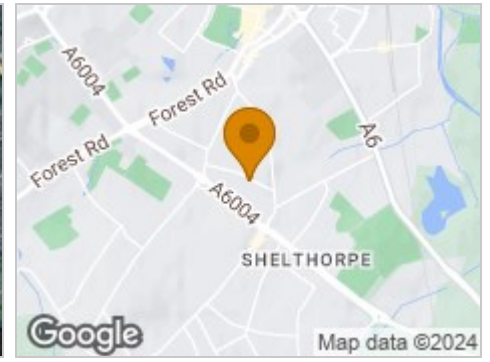
## Road Map



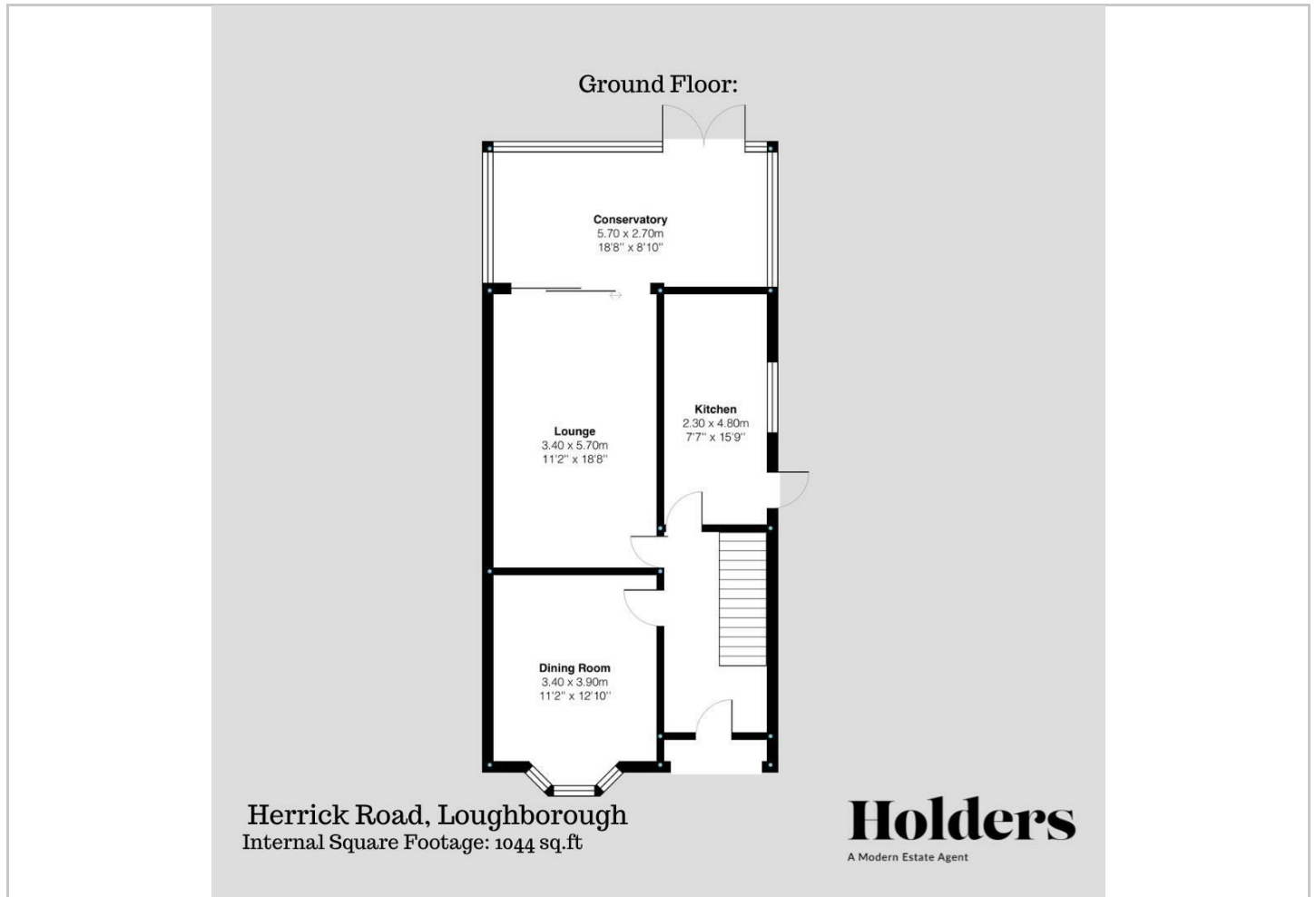
## Hybrid Map



## Terrain Map



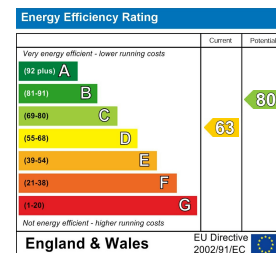
## Floor Plan



## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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