

Holders

A Modern Estate Agent



55 Tynedale Road, Loughborough, LE11 3TA

£375,000

Holders are delighted to present this excellent family home with great potential. Private west facing rear gardens and four superb double bedrooms. Holywell school catchment all situated on a superb plot offering scope to extend. Private driveway providing off road parking giving access to the carport and rear garden. No upward chain

Holdings are delighted to the market with NO UPWARD CHAIN this great family home with generous west facing rear gardens, four double bedrooms and bags of potential. The property has been maintained well but is now ready for some internal updating.

The living space is laid across two floors and benefiting from gas central heating and uPVC Argon double glazing throughout, expect to find in brief:

Entrance porch, entrance hall with cloaks and store cupboards, impressive formal sitting room, dining room, breakfast kitchen and WC. To the first floor are four double bedrooms and a family bathroom.

The property is located in the sought after Charnwood Forest side of Loughborough which has excellent Road and Rail links. Externally the property boasts a private driveway, car port and mature front garden.

To the rear, the size and plot width of the very private gardens offer an exciting opportunity for extension to the main house and further landscaping should it be required. The garden is mainly laid to lawn with established borders.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

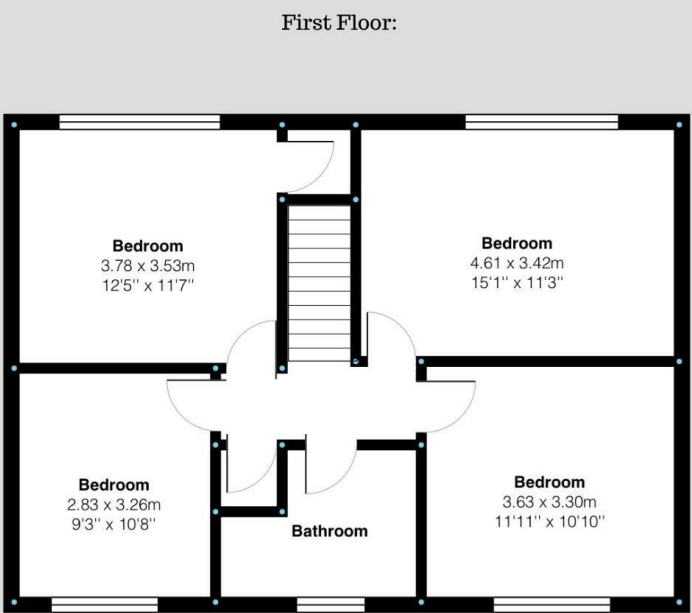
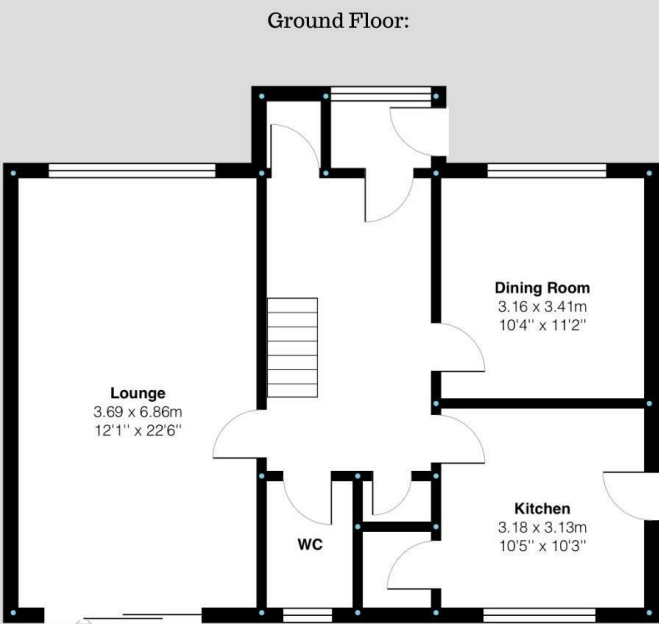
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holdings Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Floor Plan



Tynedale Road, Loughborough
Internal Square Footage: 1249 sq.ft

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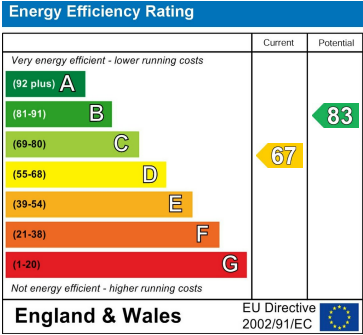
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Area Map



Energy Efficiency Graph



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