

Holder's

A Modern Estate Agent



51 King George Road, Loughborough, LE11 2NX

Offers over £230,000

Holder's are pleased to introduce this classic two-bedroom semi-detached family residence situated in a well-established non-estate area. The property features two generously sized bedrooms, an open-plan kitchen and dining area, bay fronted lounge, a spacious private rear garden and plentiful off-road parking to the front. An internal viewing is strongly encouraged to fully appreciate the lovely accommodation available.

Upon entering the property through front door you arrive in the entrance hallway. A door then leads to the Lounge, which boasts a charming bay fronted window with built in storage, creating a bright and spacious environment for family gatherings. From the Lounge, you can access the Kitchen/Diner, equipped with a variety of base and wall-mounted cabinets, integrated oven with gas hob, integrated stainless steel sink drainer as well as space for washing machine, dishwasher, dryer and an upright fridge freezer. Additionally, there is ample room for a dining table and a door leading to the rear garden. On this floor there is also a very useful w.c comprising of a two piece suite.

Ascend onto the first floor and you will find two well sized bedrooms and the family bathroom. The Family Bathroom is complete with a four piece suite comprising, walk in shower, freestanding bath, low flush w/c and wash hand basin.

To the outside the property occupies this well regarded non estate location. To the front is a driveway providing ample off road parking and gated access to the side leading to the rear of the property. To the rear there are paved pathways, and seating areas all enclosed by wooden fencing as well as a shed.

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.

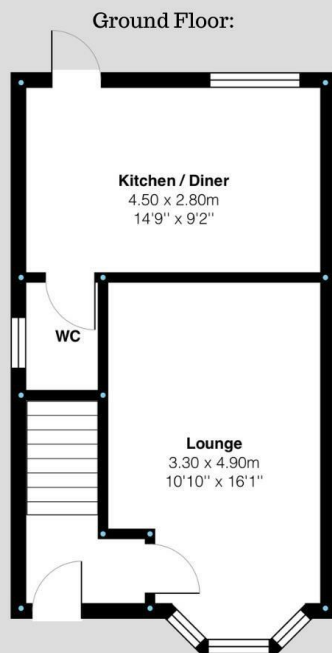
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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 Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

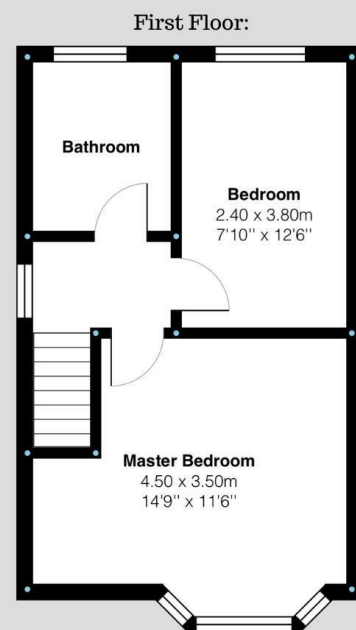
Floor Plan



King George Road, Loughborough
Internal Square Footage: 721 sq.ft

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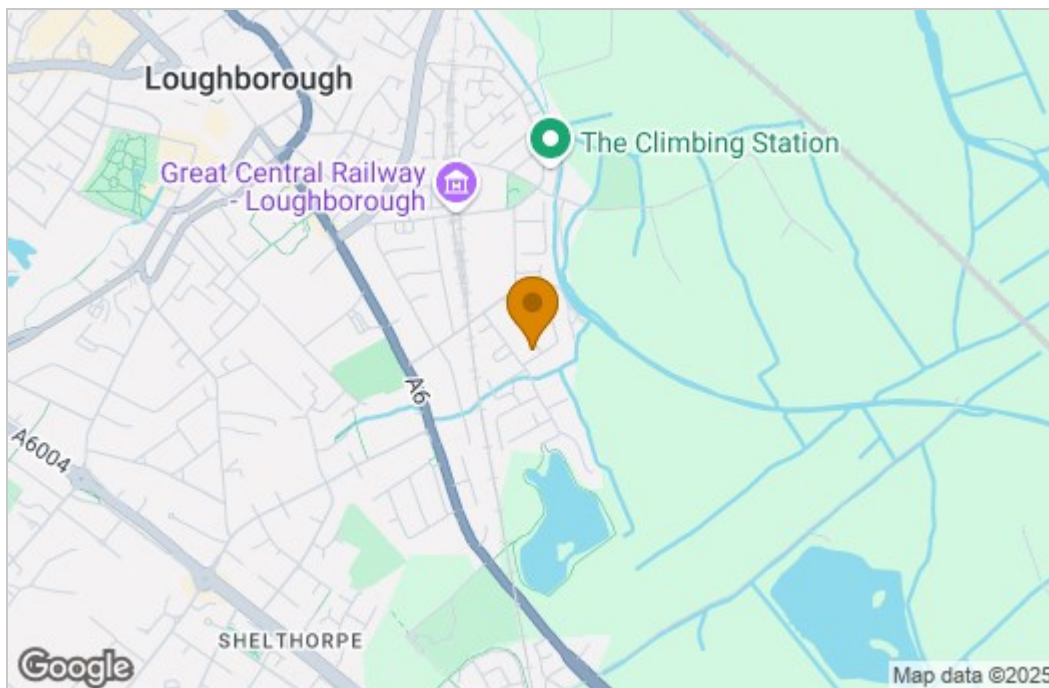
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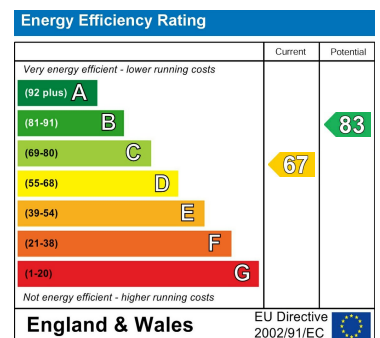
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Area Map



Energy Efficiency Graph



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