

# Holdere

A Modern Estate Agent



11 Station Street, Loughborough, LE11 5ED

Offers over £215,000

Holdere are delighted to present this charming terraced residence, featuring three bedrooms that provide ample space. Furthermore, you will benefit from the house being move in ready and its convenient location near the town centre. NO UPWARD CHAIN.

Entering through the front door you'll find a spacious living room. Heading through the ground floor you'll find a separate dining room/reception room this is a great space for enjoying a sit down meal, as well as benefiting from a useful under stairs storage cupboard. Leading on from here you have the fully fitted kitchen.

The kitchen comprises plenty of cupboard and worktop space, space for appliances and plumbing and space for a washing machine. The kitchen allows access then to the ground floor three piece shower room, with shower cubicle, low flush w.c and wash hand basin. Off the kitchen there is also a door that takes you out to the rear garden.

Moving upstairs the main bedroom is typical of most terraced houses and enjoys high ceilings and a large area - easily fitting a king-size bed and lots of room for wardrobes and other bedroom furniture. The second bedroom is another double bedroom with a useful storage cupboard.

The third bedroom is a very good size room - ideal as a bedroom or an office.

Outside there is on street parking. The rear garden is a South Easterly aspect and a great space for entertaining. There is gated access to the front for waste bins.

### **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](https://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](https://check-long-term-flood-risk.service.gov.uk/postcode)

Floor Plan

Ground Floor:



Station Street, Loughborough  
Internal Square Footage: 753 sq.ft

**Holders**  
A Modern Estate Agent

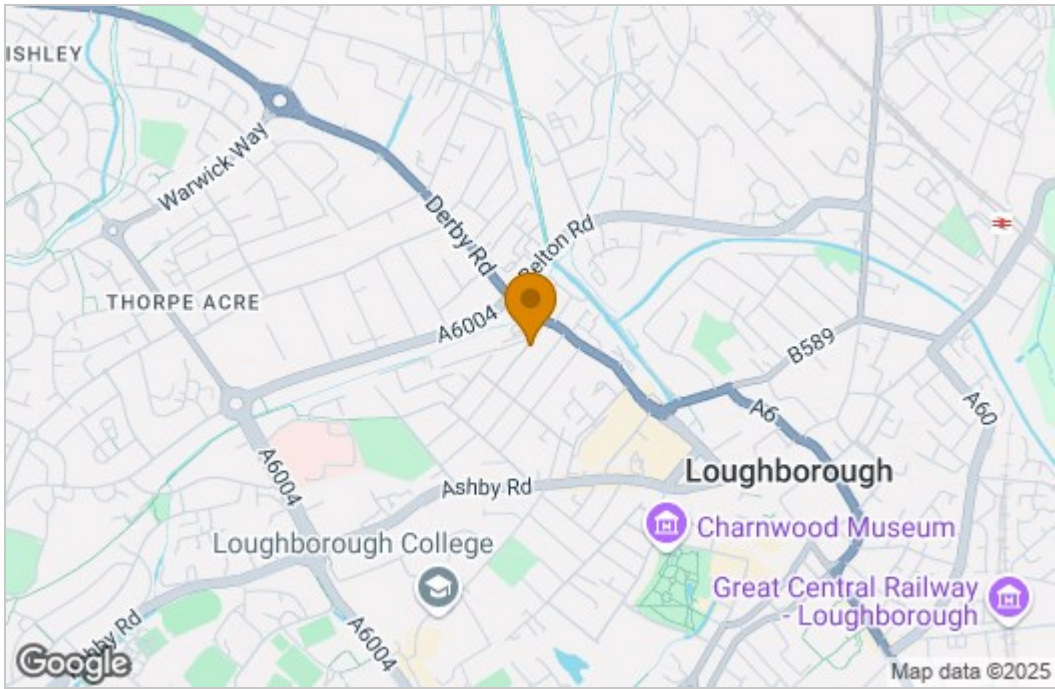
First Floor:



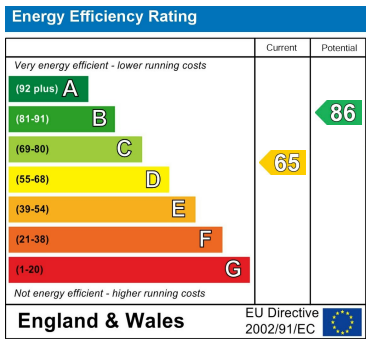
Station Street, Loughborough  
Internal Square Footage: 753 sq.ft

**Holders**  
A Modern Estate Agent

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.