

# Holdern

A Modern Estate Agent



15 Lower Cambridge Street, Loughborough, LE11 1PQ

£165,000

This charming Victorian terrace house offers an ideal location that combines convenience with tranquility. Situated perfectly between the bustling town centre and the main train station, it provides easy access to local amenities, shops, cafes, and transportation links, making daily errands and commuting effortless.

### Living Room (3.63m x 3.56m / 11'11" x 11'8")

Nestled at the front of the house, this beautifully presented living room exudes charm and comfort. It boasts a generous window that floods the space with natural light, highlighting the high ceilings that add a sense of spaciousness.

### Dining Room (4.66m x 3.56m / 15'3" x 11'8")

Serving as the heart of the home, this spacious dining area is ideal for family meals and gatherings. The high ceilings enhance the sense of openness, while the light, neutral decor provides a fresh and inviting atmosphere. The restored real wood floor adds warmth and character. An ornamental log burner offers both functionality and aesthetic appeal, creating a cozy ambiance during colder months.

### Kitchen (3.36m x 2.82m / 11'0" x 9'3")

This modern kitchen features sleek gloss white units that contrast beautifully with the worktop and tiled splashbacks. The design maximises space and functionality, equipped with a gas hob, a fan-assisted oven, and ample room for additional appliances such as a fridge, freezer, and dishwasher.

### Master Bedroom (3.96m x 3.63m / 13' x 11'11")

A spacious double bedroom that spans the full width of the front of the property, offering lovely views and a bright, airy atmosphere. Decorated in a contemporary style, it maintains some original features that add character and charm. The room provides sufficient space for a variety of bedroom furniture, making it a comfortable retreat.

### Bedroom Two (3.76m x 3.12m / 12'4" x 10'3")

A well-proportioned double bedroom located at the rear of the house, overlooking the garden. It benefits from a built-in cupboard over the stairs, providing useful storage without encroaching on the living space. The room is ideal for guests, children, or as a home office.

### Shower Room (3.36m x 1.82m / 11'0" x 6')

A modern, three-piece shower room featuring an over-sized walk-in shower, a toilet, and a wash hand basin. The room is finished to a high standard with a frosted window to the rear for privacy and natural light. The sleek fixtures and fittings make for a functional and stylish bathroom.

### Garden

The rear garden combines practicality with aesthetic appeal. It includes a paved patio area perfect for outdoor dining and entertaining, a lawn for relaxation or play, and shingle sections that add

texture and interest. Mature flower beds provide colour and privacy, creating a tranquil outdoor retreat. Side access offers convenience, while a practical shed and garden store provide secure storage for bikes, tools, and gardening equipment, making this an ideal outdoor space for families and outdoor enthusiasts.

### Parking

The property offers on-street parking available via a residents' permit, providing convenient access and ease of parking for residents and visitors alike.

### 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.
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Floor Plan

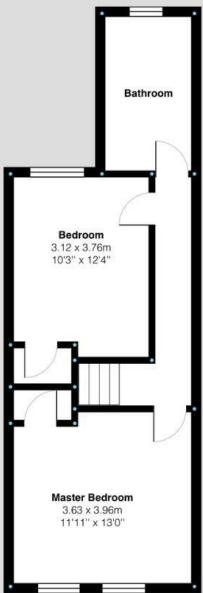
Ground Floor:



Lower Cambridge Street, Loughborough  
Internal Square Footage: 818 sq.ft

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First Floor:



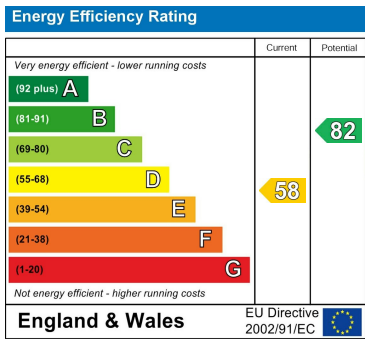
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Area Map



Energy Efficiency Graph



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