

Holders

A Modern Estate Agent



67 Herbert Street, Loughborough, LE11 1NU

£220,000

Holders are delighted to present this charming three bedroom terrace residence, nestled near the town centre, offering a deceptive amount of space and comfort. The property features uPVC double glazing and gas central heating, along with a lounge, a separate dining room, a modernised kitchen, and a convenient downstairs w.c. On the first floor, you will find three bedrooms and a shower room, while the private, landscaped rear garden is designed for low maintenance, complete with a decking area. Conveniently located close to the heart of Loughborough, this home provides easy access to a variety of local amenities. Its ideal position makes it a perfect choice for those seeking both comfort and convenience in a vibrant community setting.

Summary

Entering through the front door you'll find a spacious living room with an original fireplace and a bay window, reaping the benefits of a characterful yet modern outlook. Heading through the ground floor you'll find a separate dining room - this is a great space for enjoying a sit-down meal, as well as benefiting from a useful under stairs storage cupboard and original fitted storage.

The kitchen completes the ground floor layout, it can be found in a clean, modern condition with plenty of cupboard and worktop space, space for appliances and plumbing and space for a dishwasher washing machine. The kitchen allows leads to a rear lobby with door to w.c. Off the lobby is the downstairs w.c, comprising of a two piece suite with low flush w.c and pedestal wash hand basin.

Ascending to the first floor you arrive on the landing. This gives access to all three bedrooms and shower room.

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. Both double bedrooms have a beautiful feature fireplace each.

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

A family bathroom completes the first floor living accommodation.

The property enjoys a courtyard style garden - a sun-trap for most of the day, so a great space for enjoying a summer day, or into the evening for a bbq. To the front of the house, you'll find on street permit parking.

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/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



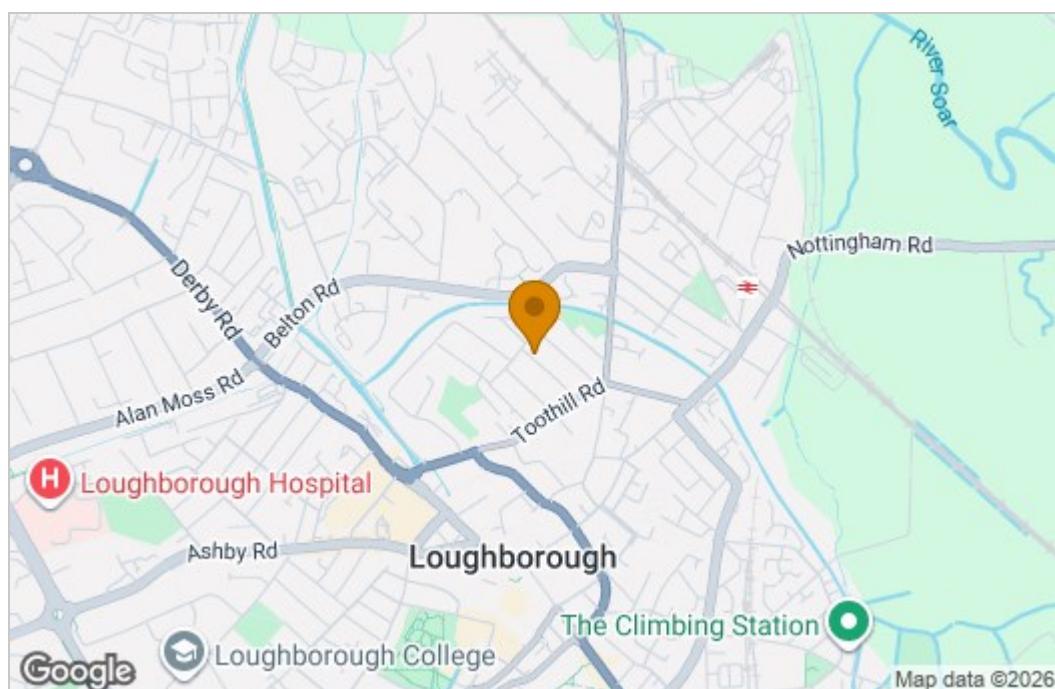
Herbert Street, Loughborough
Internal Square Footage: 915 sq.ft

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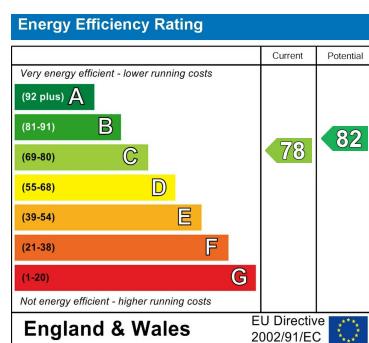
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Area Map



Energy Efficiency Graph



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