

Holderr

A Modern Estate Agent



61 Loughborough Road, Loughborough, LE12 7AP

£190,000

A charming and traditionally styled two-bedroom mid-terraced house, constructed in brick with a tiled roof, offering well-proportioned accommodation arranged over two floors. The property presents an excellent opportunity for first time buyers or investors alike and is ideally located in a well-established position close to the heart of this highly sought-after village, conveniently situated between Loughborough and Leicester. NO UPWARD CHAIN.

Summary

Upon entering the property into the lounge this room is of a good size and boasts character with focal fitted shelving to both sides, a window to front elevation and has a door way allowing access to the kitchen and stairwell rising to first floor

Leading from the lounge is the dining kitchen which is a social space and is fitted with an array of base and eye level units, space for a dining table and has a under-stair pantry / store area and door to rear garden.

Ascend onto the first floor and you will find two well proportioned bedrooms and the family bathroom. The modern family bathroom comprises of; a bath with shower over, tiled surround, low flush w/c and wash hand basin with storage below.

To the rear of the property the home has a charming garden space complete with screen fencing, a large patio area and store to rear.

An internal viewing comes highly recommended!

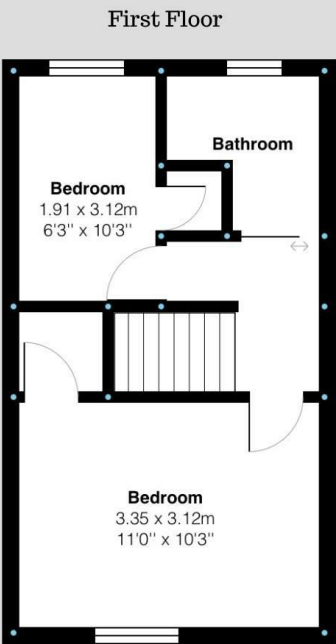
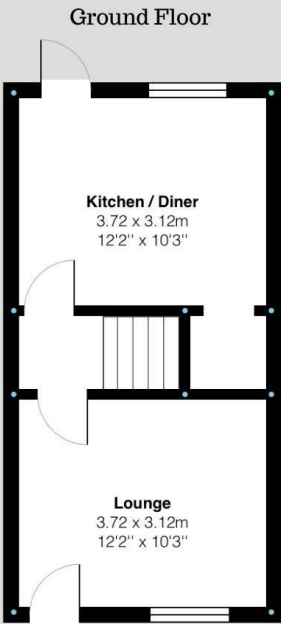
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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Extra Information

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



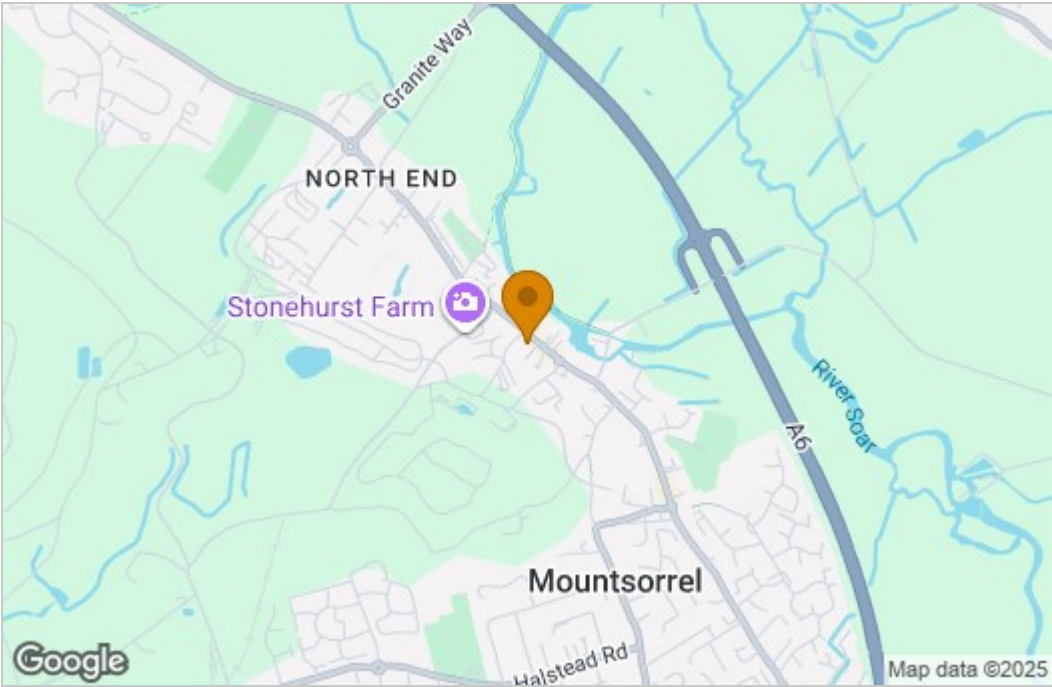
Loughborough Road, Mountsorrel
Internal Square Footage: Approx 592 sq.ft

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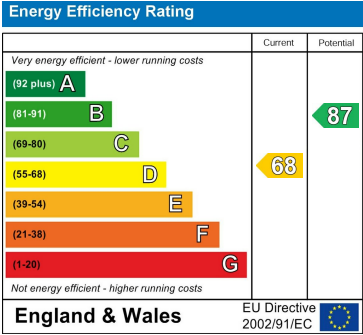
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Area Map



Energy Efficiency Graph



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