

# Holdings

A Modern Estate Agent



241 Park Road, Loughborough, LE11 2HE

Guide price £300,000

A great opportunity to acquire this three bedroom home set on a double width plot allowing scope for further alteration subject to the necessary planning consents. Set within easy reach of the town centre, schools, shopping and other amenities. Gas central heating, front dining kitchen, lounge, rear kitchen. To the first floor are 3 bedrooms and a family bathroom. To the front of the property is a good sized driveway and garden area allowing parking for several vehicles, whilst to the rear is a private mature garden. There is a double garage to side elevation and a sizeable workshop to the rear.

## Summary

This property would make an ideal purchase for first time buyers, professional couples, families or those seeking a property in a well placed convenient location.

The property is located within close proximity to Loughborough Schools Foundation, and a wide range of local amenities including (but not limited to), supermarkets, shops, boutiques, pubs and restaurants. There are also plenty of green spaces for walking and cycling in the nearby parks and public spaces.

Public transport is well catered for by a regular bus service and Loughborough Railway Station giving access to London and Edinburgh; commuter access to the M1 and A6 is excellent. East Midlands Airport is approximately 20 minutes away by car.

We are delighted to present to the market this spacious and well-proportioned three-bedroom family home, occupying a particularly generous double-width plot that offers a wealth of potential for future development or extension subject to the relevant planning permissions being obtained. If you are looking for a comfortable family residence with ample outdoor space this property provides a fantastic opportunity.

Internally, the accommodation is arranged over two floors and offers a practical layout with versatile living space to suit the buyers needs. The property is equipped with gas-fired central heating throughout.

On the ground floor, the home opens into a welcoming entrance area, leading to a well-sized front-facing dining kitchen which offers ample space for cooking and informal dining, this room is complete with underfloor heating. .

Adjacent to this is the main lounge, a comfortable and light-filled space ideal for relaxing or entertaining. To the rear of the property, there is an additional kitchen area which could be incorporated into a larger open-plan layout if desired, subject to alterations.

Ascend onto the first floor and you will find three well proportioned bedrooms. Completing the upper level is a family bathroom, currently fitted with a three-piece suite.

Externally, one of the major selling features of this

property is the generous plot on which it sits. To the front and side, there is a substantial driveway providing off-road parking for multiple vehicles, leading to the garage. The rear garden is mature, private, and offers a peaceful retreat with established planting and plenty of space for outdoor seating, play areas, or further landscaping. There is a small orchard area to the rear offering Apple, Pear and Plum trees. There is also the added benefit of a garden room which would make an ideal spot when working from home or a relaxing space to enjoy the summer months in!

Further enhancing the property's appeal is a double garage located to the side elevation, which provides excellent storage or workshop potential and has the benefit of an inspection pit. In addition, there is a sizeable rear workshop that could be adapted for a variety of uses—from hobbies and DIY projects to home working or additional storage.

## 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.

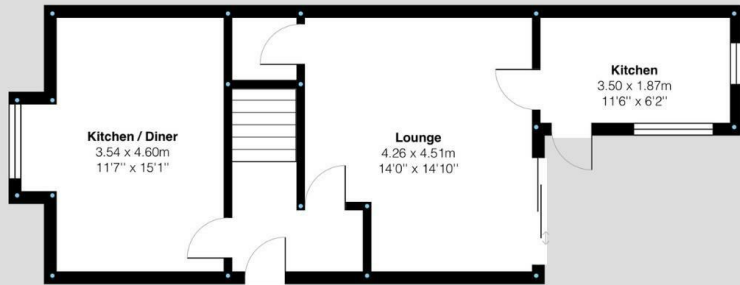
## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)

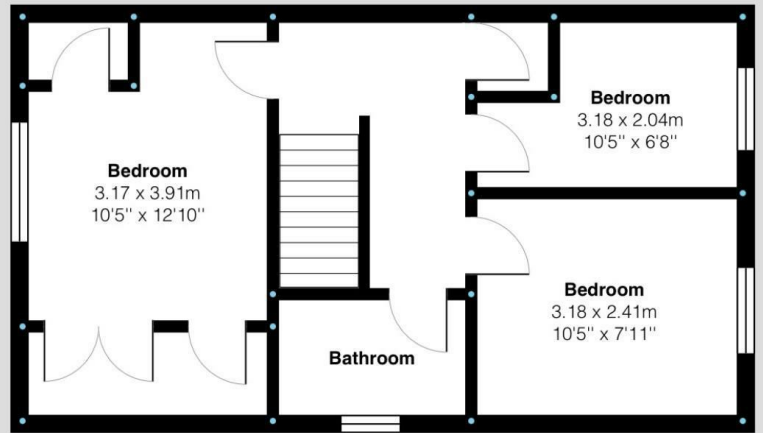


# Floor Plan

Ground Floor



First Floor



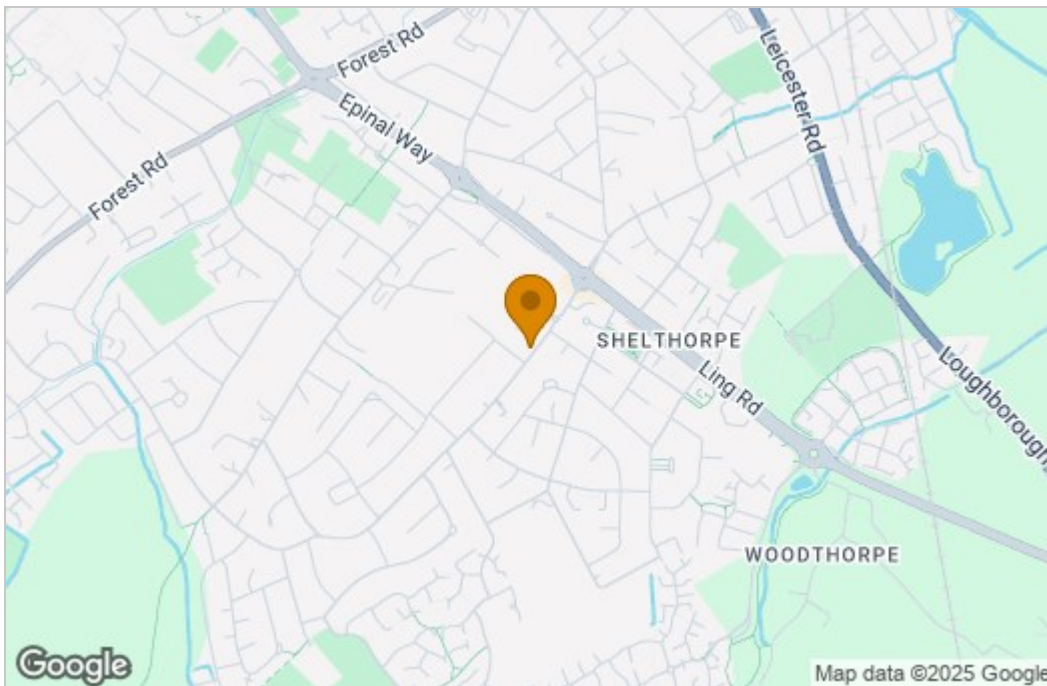
Park Road, Loughborough  
Internal Square Footage: Approx 883 sq.ft

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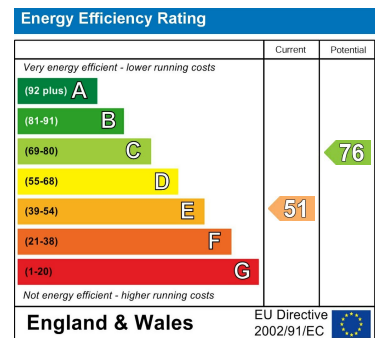
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## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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