



BAINBRIDGE ROAD, LOUGHBOROUGH

OFFERS OVER: £175,000



Offered to the market with no upward chain, this two-bedroom mid-town house presents an excellent opportunity for a buyer looking to add their own personal touch to a modern home in a superbly convenient location - just a short distance from Loughborough's thriving market town centre and its excellent range of amenities.



Stepping inside, you're welcomed by a generous lounge featuring an oriel bay window to the front elevation, filling the space with natural light and creating an inviting atmosphere. The room provides excellent proportions for both relaxing and entertaining, with stairs rising to the first floor.

To the rear, the kitchen diner offers ample space for cooking and casual dining, complete with a window and a door leading directly to the garden — ideal for enjoying summer evenings or weekend breakfasts.

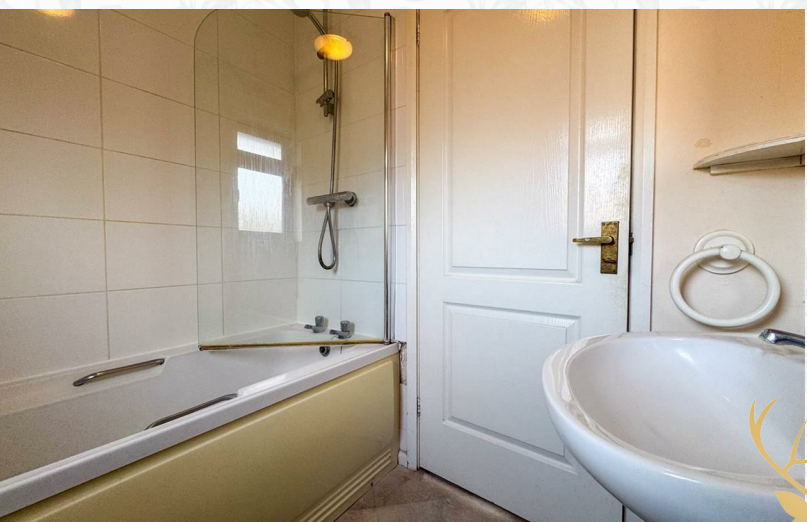






Upstairs, there are two bedrooms — a generous double with built-in storage and a comfortable single room, perfect for a guest space or home office. The bathroom includes a panelled bath with shower over, wash basin, and low-level W.C.





Outside, the home enjoys an enclosed rear garden offering plenty of potential for landscaping, while a garage and off-road parking provide secure and convenient storage options.

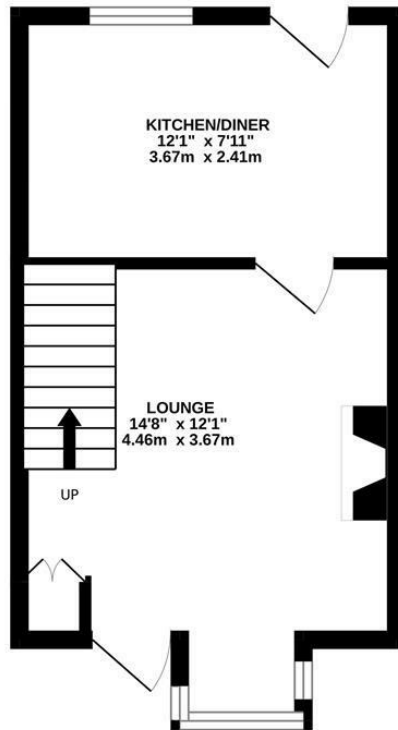
This is a home with excellent potential in a sought-after setting — ready for someone to make it their own.



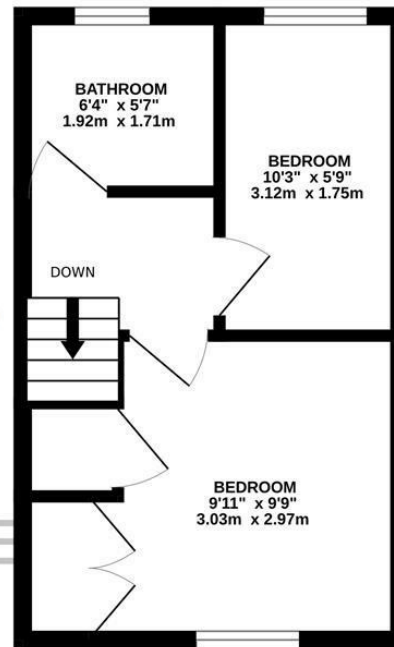
KEY FEATURES:

- NO CHAIN
- Two bedrooms
- Garage & off road parking
- Easy maintenance garden
- Kitchen Diner
- Close to Loughborough Centre and amenities

GROUND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



1ST FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.1 sq.m.) approx.

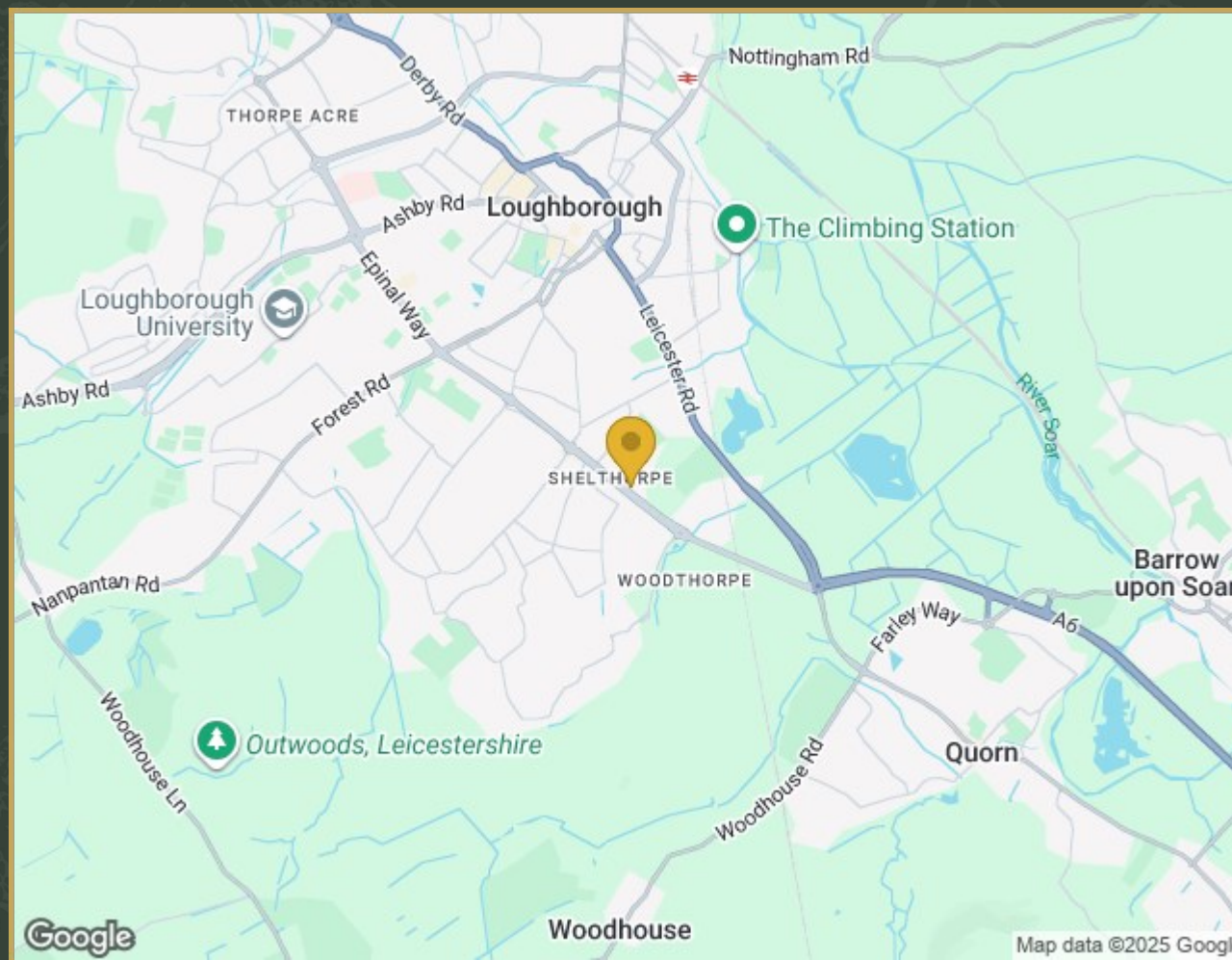
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		70	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Property Location



4 Bainbridge Road, Loughborough, LE11 2LE

Location

Loughborough is a vibrant market town offering a great mix of independent shops, cafés, and restaurants, alongside excellent transport links via road and rail. The town benefits from well-regarded schools, Loughborough University, and access to beautiful nearby countryside and popular villages such as Quorn and Barrow upon Soar — combining convenience, community, and lifestyle appeal.