



Herrick Road, Loughborough

welcome to

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William H Brown are delighted to bring to the market this THREE-bedroom semi-detached family home with architectural plans drawn and previously approved planning permission for a single storey rear extension. Please contact the office to request a copy of the drawings on 01509 214686.

Agents Note

Please note the advertised photos are historic and taken in 2022.

Hallway

Entering the property through the upvc front door leads you into the hallway with a double-glazed window to the front elevation, wood laminate flooring, stairs rising to the first floor and doors to the ground floor w/c, kitchen and lounge diner.

Ground Floor Wc

The ground floor w/c has a low-level w/c, vanity wash hand basin, part tiled walls and a double-glazed window to the side elevation.

Lounge / Diner

26' 10" x 11' 6" (8.18m x 3.51m)

The lounge has wood laminate flooring, double glazed windows rear elevation and a bay fronted window to the front elevation, television aerial point, two radiators, coving to the ceiling and an electric feature fireplace with surround.

Kitchen

14' 3" x 6' 10" (4.34m x 2.08m)

The kitchen has a range of wall and base units with roll edge work surfaces over, integrated electric oven with a four ring gas hob and cooker hood over with a stainless steel splashback, space for a fridge/freezer, stainless steel sink/drainer, plumbing for a washing machine and dishwasher, double glazed window to the side and rear elevation, radiator, part tiled walls, laminate flooring, coving to the ceiling and a upvc double glazed back door leading out to the rear garden.

Landing

The landing has carpeted flooring and doors to all first-floor accommodation.

Bedroom One

13' 2" x 11' 7" (4.01m x 3.53m)

Bedroom one has a range of fitted wardrobes with hanging rails and shelving with an inset dressing table, wood laminate flooring, coving to the ceiling, radiator and a double-glazed window to the rear elevation.

Bedroom Two

11' 7" x 11' 5" (3.53m x 3.48m)

Bedroom two has a double-glazed window to the front elevation, coving to the ceiling, wood laminate flooring and radiator.





Bedroom Three

6' 11" x 6' 11" (2.11m x 2.11m)

Bedroom three has carpeted flooring, double glazed window to the front elevation, coving to the ceiling and radiator.

Bathroom

The bathroom has a white three-piece suite comprising low level w/c, p-shaped bath with shower over, wash hand basin, frosted double glazed window to the rear elevation, door to the airing cupboard which houses the combination boiler, chrome heated towel rail and fully tiled.

Outside

To the front elevation is a front garden which is hedged and walled to boundaries, well maintained shrubs, side gated access to the rear garden and a bricked archway to the front door.

To the rear elevation is a private garden with a patio seating area, flower borders filled with well stocked and established plants and flowers, well-kept lawn, fenced and hedged to boundaries and a range of well-established trees and shrubs.



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welcome to

Herrick Road, Loughborough

- THREE BEDROOM SEMI DETACHED
- FOREST SIDE OF LOUGHBOROUGH
- SHORT COMMUTE TO THE A6, TOWN CENTRE & UNIVERSITY
- LOVELY REAR GARDEN
- GROUND FLOOR WC

Tenure: Freehold EPC Rating: D

£300,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH114767 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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