# Holders

A Modern Estate Agent









## 115 Sharpley Road, Loughborough, LE11 4PL

## £270,000

An extended four-bedroom semi-detached property occupying a generous corner plot, offering three reception spaces, a spacious kitchen/breakfast room, enclosed rear garden, off-road parking and a garage. Ideally positioned close to Loughborough University and major road links, the property represents an excellent opportunity for investors and families alike.

## Summary

An excellent opportunity to acquire this appealing property, ideally situated within a popular and well-established residential area of Loughborough. Offering convenient access to a wide range of local amenities, the property is ideally positioned for those seeking a balance of comfortable residential living and everyday convenience.

Located on Sharpley Road, the property benefits from a well-connected setting, with a variety of local shops, supermarkets, schools and leisure facilities all within easy reach. Loughborough town centre is also readily accessible, offering an extensive selection of high street retailers, independent shops, cafés, restaurants and other essential amenities.

The location is particularly appealing for commuters, with convenient access to local road networks and public transport links, providing connections to surrounding towns and cities. Loughborough railway station also offers further travel opportunities, making the area a practical choice for those travelling for work or leisure.

The property represents an attractive prospect for a range of potential purchasers, including first-time buyers looking to take their first step onto the property ladder, families seeking a home in an established residential location, and investors looking for a potential addition to their portfolio.

Combining a convenient location with access to a wealth of local amenities and transport connections, this property presents an opportunity not to be missed.

Early viewing is highly recommended to fully appreciate the location and the potential this property has to offer.

## 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.

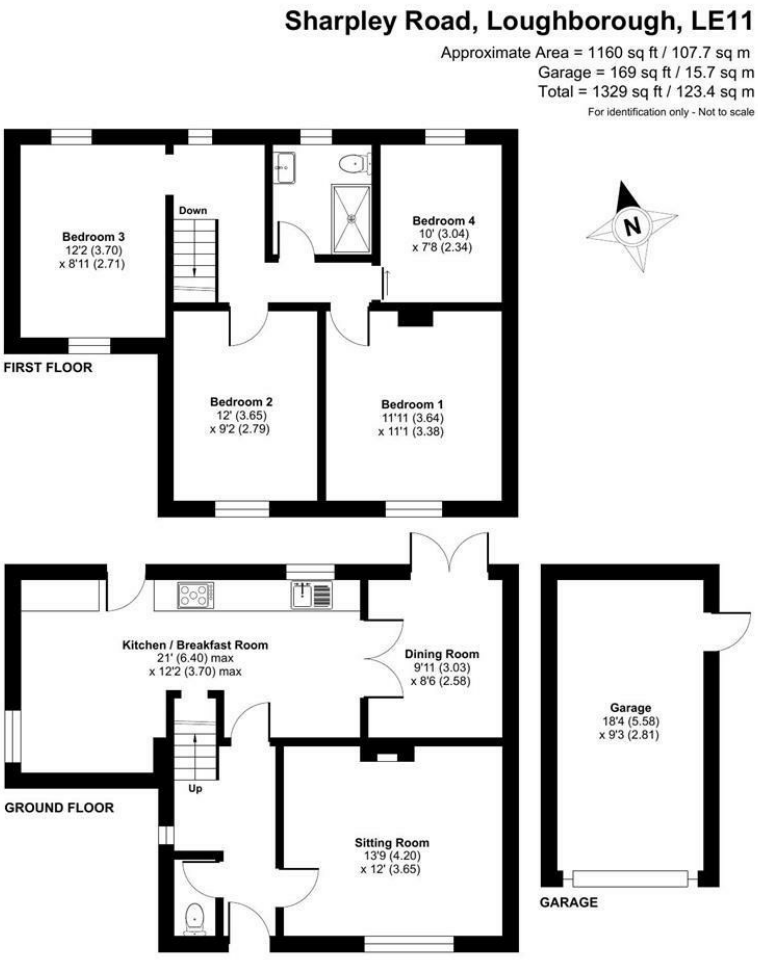
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

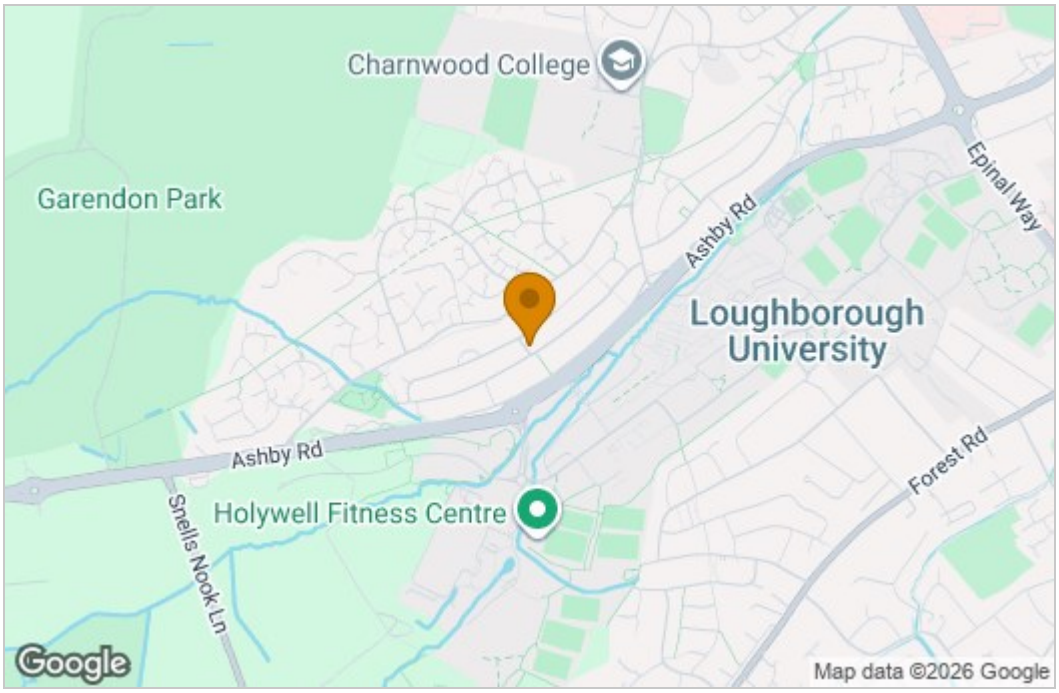
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

# Floor Plan

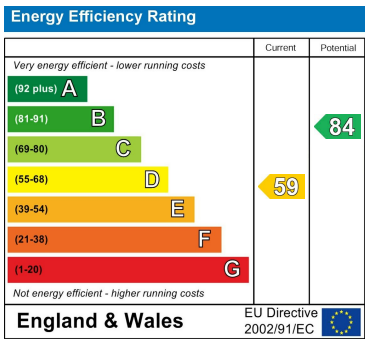



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Holders. REF: 1535277

## Area Map




## Energy Efficiency Graph




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