

# Holden's

A Modern Estate Agent



191 Derby Road  
, Loughborough, LE11 5HJ

Offers over £240,000





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Nestled in a sought-after residential neighborhood, just a stone's throw from Loughborough town centre, this spacious three bedroom detached family home offers a perfect blend of contemporary living and convenience.

Upon arrival, you will be greeted by a welcoming entrance porch and hallway that leads you into the heart of the home. The spacious lounge provides an ideal space for relaxation and family gatherings, complete with a bay window to front elevation. The ground floor also features a secondary reception room complete with a door to rear elevation and focal fireplace.

The kitchen is fitted with an array of base and eye level units, inset oven, space and plumbing for a washing machine, door to pantry storage and door to side elevation.

As you ascend to the first floor, you will find three well-proportioned bedrooms. A stylish family bathroom completes this level, and is complete with a walk in shower, wash hand basin and a separate room containing the w/c.

Outside, the property has a wrap around plot allowing potential to extend subject to necessary planning consents. To the rear is a driveway allowing off road parking and a storage shed.

This property is ideally located within easy reach of Loughborough town centre, where you can enjoy a wealth of amenities including shops, restaurants,

and vibrant pubs. The area boasts excellent transport links, with regular bus routes nearby, and quick access to the M1 Motorway and East Midlands Airport, making it an ideal choice for commuters

## 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.



Road Map



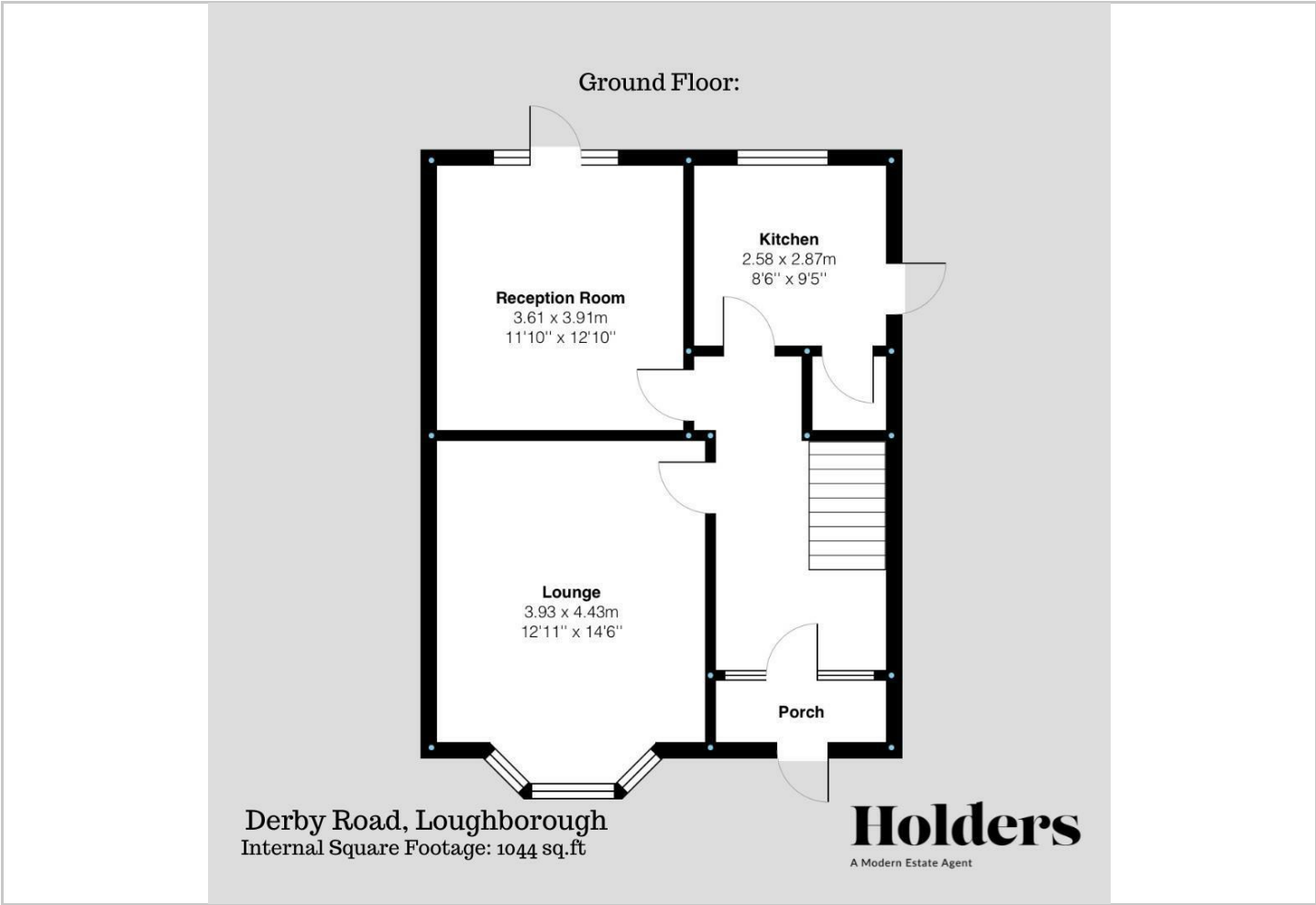
Hybrid Map



Terrain Map



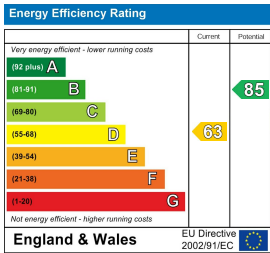
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.