Holders

A Modern Estate Agent

48 Swan Street, Loughborough, LE12 7NW

£159,000

A beautifully presented two-bedroom Victorian terraced home, ideally situated in the sought-after Soar Valley village of Sileby. The property enjoys a central location within easy walking distance of local amenities, shops and schools, and is perfectly placed for commuters with convenient access to Loughborough, Leicester and Nottingham, as well as nearby bus routes.

The home is tastefully decorated in modern neutral tones and features a contemporary kitchen and bathroom, two spacious reception rooms, and a generously sized rear garden with a sunny aspect. Additional benefits include on-street parking, UPVC double glazing and a modern central heating boiler. A charming property that must be viewed early to avoid disappointment. NO UPWARD CHAIN.

Summary
To the front of the property is a walled forecourt garden, fully paved with attractive Victorian blue brick and enclosed by decorative waist-height walling, with a wrought iron gate providing access from the pavement. There is a potential parking arrangement close by to allow an allocated space for a set monthly charge.

The entrance opens into a welcoming lounge featuring a characterful chimney breast with a built-in storage cupboard to the side, a high-level TV point, radiator, ceiling light point and a UPVC double-glazed window and Georgian-style fanlight door to the front. An internal door leads through to a small inner lobby, which provides access to a useful under-stairs storage/cloaks area and continues through to the dining room.

The dining room also benefits from a feature chimney breast, radiator, ceiling light point and a UPVC double-glazed window overlooking the rear garden. Stairs rise from this room to the first floor, and a further door leads into the kitchen. The kitchen is fitted with a range of cream semi-gloss base and eye-level units with contrasting work surfaces and tiled splashbacks, a stainless steel sink with mixer tap, an integrated four-ring electric hob, and space for a fridge/freezer and washing machine. There is also a radiator, ceiling light point and a UPVC double-glazed window to the side.

Upstairs, the landing provides access to both bedrooms and the bathroom. The main bedroom is positioned to the front and includes a feature chimney breast, radiator, ceiling light point and a UPVC double-glazed window. The second bedroom overlooks the rear garden and offers a radiator, ceiling light point, UPVC double-glazed window and a built-in corner wardrobe/store which also houses the loft hatch. The bathroom is fitted with a modern three-piece suite comprising a P-shaped shower bath with thermostatic shower, rain head and hand attachment, a close-coupled WC with push-button flush and a pedestal wash basin with mixer tap. Additional features include a chrome heated towel rail, tiled bath and shower surrounds, ceiling light point and an obscure UPVC double-glazed window to the rear.

The rear garden begins with a paved patio area and access to an internal store running the full width of the kitchen, complete with an outside water tap and UPVC double-glazed window. Beyond this is a further seating area, with the remainder of the garden laid to lawn and space for a timber shed. The garden is accessed via a shared rear entryway and enjoys a sunny south to south-westerly aspect.

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.

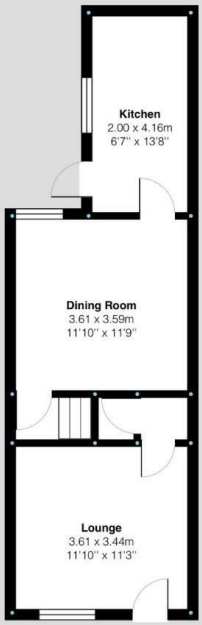
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

Ground Floor:



Swan Street, Sileby
Internal Square Footage: Approx 721 sq.ft

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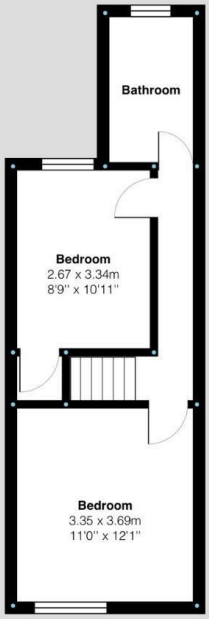
First Floor:



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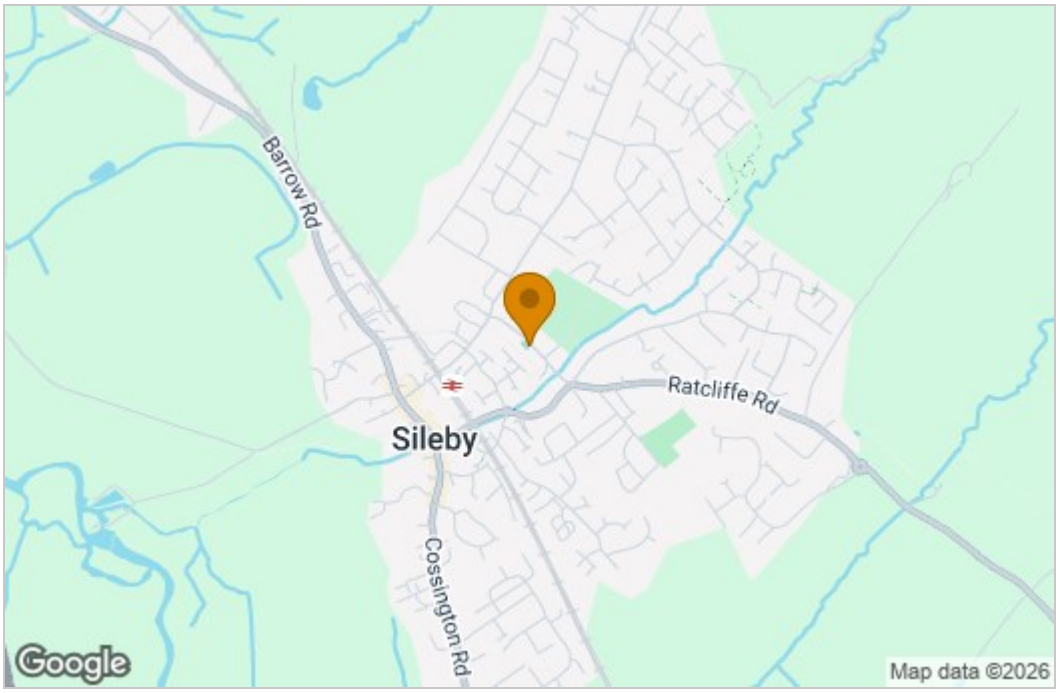
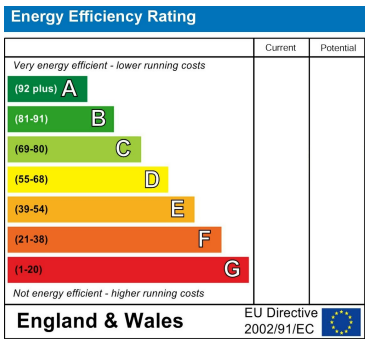
Area Map



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

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