



## Herbert Street, Loughborough, LE11 1NX

**£260,000**

A wonderful opportunity for homebuyers seeking a spacious family residence in the thriving heart of Loughborough.

Its generous layout, charming period features, and versatile living spaces offer great potential for anyone dreaming of creating a beautiful family home.

As you step through the storm porch, you're greeted by a lovely entrance hall adorned with elegant Victorian tiled flooring, setting the tone for the character and warmth found throughout the property.

The ground floor offers flexible living options, featuring a spacious bay-fronted lounge. Beyond this lies a bright dining room that flows seamlessly into another cosy reception room, perfect for family gatherings or relaxed evenings at home. Furthermore, on the ground floor, there is a well-equipped kitchen and a shower room, along with access to a cellar from the reception room, offering practical storage space.

Upstairs, the first floor hosts three generous double bedrooms, and a modern bathroom with a sleek three-piece suite provides comfort and style.

The second floor boasts a converted attic room, offering a peaceful retreat ideal for use as a home office, creative studio, or study area.

Outside, you'll find a spacious enclosed rear garden, providing an ideal space for children to play, summer barbecues, or simply relaxing outdoors. A shared side alley offers easy access, while on-street parking is available at the front of the property.

Offered with no onward chain, this property presents a rare opportunity to secure a versatile home in a prime location. It combines space, charm, and fantastic potential in equal measure.

# Herbert Street, Loughborough, LE11 1NX

**Tenure**  
Freehold

**Council Tax Band**  
Charnwood Borough Council

Council Tax Band : B

## **Viewings**

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.



## **Services**

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## **Valuations**

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## **Fixtures, Fittings & Appliances**

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## **Photographs**

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## **Measurements**

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## **General Note**

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

## **Hours Of Business**

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.



**Floor 2**

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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