Holders

A Modern Estate Agent









15 Grange Street, Loughborough, LE11 1QG

Offers over £185,000

Offered for sale with NO UPWARD CHAIN, this beautifully presented three double bedroom home is ideally positioned within easy reach of Loughborough town centre. Immaculately maintained throughout, the property combines period character with contemporary styling and offers two versatile reception rooms, a stylish refitted kitchen and an attractive low-maintenance rear garden.

Summary
The property is entered via a welcoming entrance hall, with Hive heating controls and access to the principal living accommodation. The front reception room provides an elegant and comfortable setting, featuring an attractive ornamental fireplace, while the second reception room offers excellent flexibility for dining, entertaining or use as an additional sitting room. A useful understairs storage cupboard and further fireplace enhance this versatile space.

To the rear is a stunning contemporary refitted kitchen, fitted with an excellent range of wall and base units complemented by an integrated electric oven, hob and extractor, together with space for additional appliances. A rear hallway provides access to the garden and completes the ground floor accommodation.

The first floor provides three genuinely spacious double bedrooms. The principal bedroom is positioned to the front of the property, while the second bedroom benefits from a useful storage cupboard with hanging rail. The third double bedroom is situated to the rear. A modern family bathroom completes the accommodation, incorporating a bath with shower over, wash basin, WC and heated towel rail.

Outside, a side access gate leads through to an attractive low-maintenance rear garden, providing a pleasant private space for outdoor seating and entertaining. The property further benefits from gas-fired central heating and UPVC double glazing.

Grange Street enjoys a highly convenient town centre position, with Loughborough's extensive selection of shops, cafés, restaurants, leisure facilities and everyday amenities all within easy reach. The university, railway station and excellent transport links are also readily accessible, making this an especially well-connected location.

A beautifully presented character home offering three double bedrooms, two reception rooms and a contemporary refitted kitchen, with the considerable advantage of NO UPWARD CHAIN. Early viewing is highly recommended.

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.

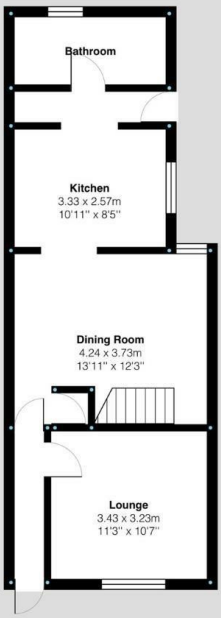
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

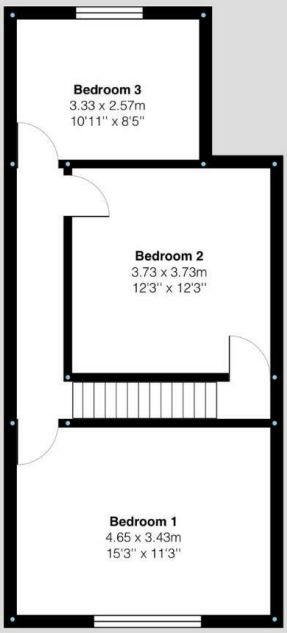
Ground Floor



Grange Street, Loughborough
Internal Square Footage: Approx 1076 sqft

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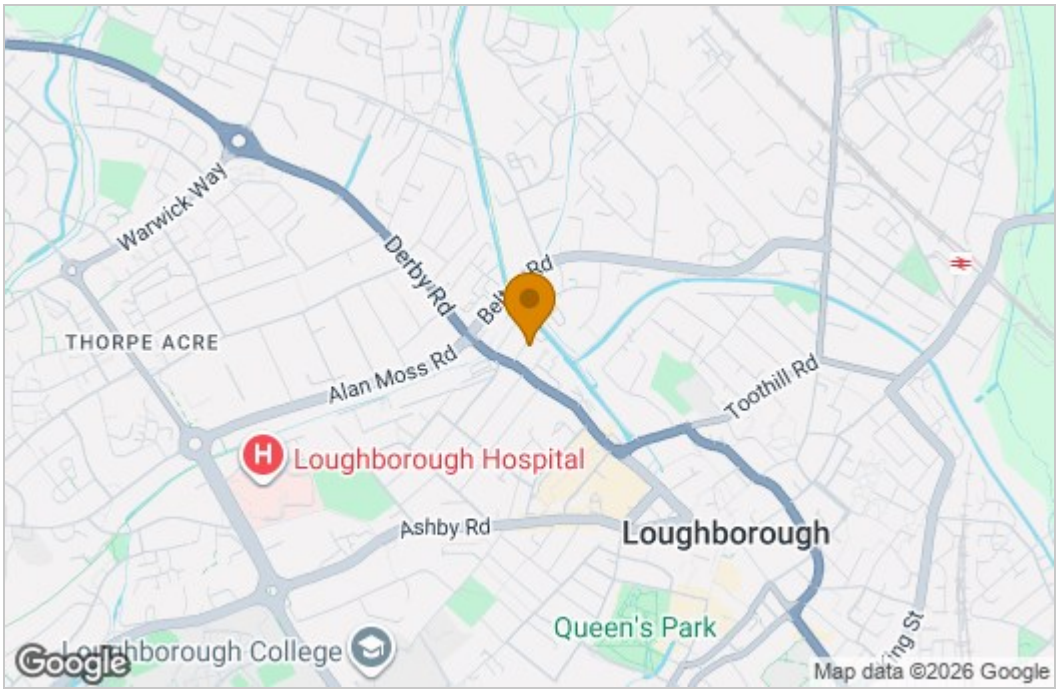
First Floor



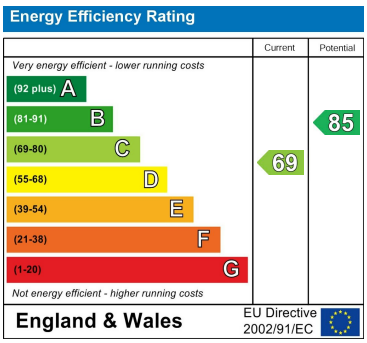
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Area Map



Energy Efficiency Graph



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