

# Holden's

A Modern Estate Agent



3A Victoria Street, Loughborough, LE11 2EN

£259,000

Offered with no upward chain is this spacious three-bedroom semi detached home offering versatile living accommodation, a detached garage and attractive low-maintenance gardens. Conveniently located within walking distance of Loughborough town centre, the property presents an excellent opportunity for families and buyers looking to personalise a home in a sought-after location.

## Summary

Situated within walking distance of Loughborough town centre, this well-proportioned three-bedroom home offers spacious and versatile accommodation, complemented by a detached garage, established gardens and excellent potential for a new owner to make the property their own.

The accommodation begins with a welcoming entrance porch leading into a central hallway, providing access to the principal living spaces. The generously sized living room enjoys an abundance of natural light and offers a comfortable setting for both relaxing and entertaining. A separate dining room provides the ideal space for family meals and formal occasions, while the fitted kitchen is conveniently positioned adjacent to a covered lean-to overlooking the rear garden, creating a pleasant additional reception area that can be enjoyed throughout the year.

The first floor comprises three well-proportioned bedrooms, all offering flexible accommodation to suit a range of lifestyles, whether for family living, guests or home working. The family bathroom is complemented by a separate WC, providing added practicality for busy households, while useful built-in storage is available from the landing and bedrooms.

Externally, the property enjoys an attractive frontage enclosed by a dwarf brick wall with an entrance gate leading through to a gravelled front garden, enhanced by mature shrubs and established hedging. A glazed entrance door provides a welcoming approach to the home. To the rear, the enclosed garden has been thoughtfully arranged with a paved patio, brick-built planters stocked with mature shrubs and a central pathway leading through a low-maintenance stone garden to a substantial garage with WC, offering excellent storage or workshop potential. A covered lean-to to the side of the property, enclosed by brick walls, provides further useful covered storage and sheltered access.

The detached garage offers additional parking or storage and further enhances the practicality of this appealing home.

Ideally positioned close to Loughborough's extensive range of shops, restaurants, schools, leisure facilities and excellent transport links, this property presents a rare opportunity to acquire a semi-detached home in a convenient and well-established location. Offering generous living

space, excellent outside areas and significant potential, early viewing is strongly 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](https://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](https://check-long-term-flood-risk.service.gov.uk/postcode)

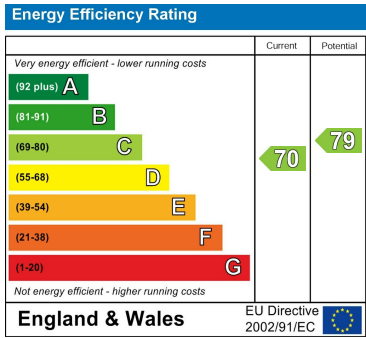
Floor Plan



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.