Holders

A Modern Estate Agent

12 Woodthorpe Road, Loughborough, LE11 2NG

£215,000

A well-presented three-bedroom semi-detached home offering well-proportioned accommodation, generous off-road parking and an attractive rear garden with a patio, lawn and detached brick-built shed. Ideally positioned in a popular Loughborough location, the property is perfectly suited to first-time buyers, families and investors alike.

Summary
Situated in a well-established residential location, this attractive three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, growing families and investors alike. Offering well-balanced accommodation, the property enjoys generous outdoor space, a sizeable driveway providing ample off-road parking and a well-maintained rear garden, all within easy reach of Loughborough's excellent amenities, schools and transport links.

The property is approached via a large paved and gravelled driveway, bordered by mature shrubs and front hedging, creating an attractive first impression while providing extensive parking. Entering through the front door, the welcoming entrance hall provides access to both the principal reception room and the staircase to the first floor. To the front of the property, the spacious lounge is filled with natural light from a large window and offers a comfortable setting for relaxing or entertaining. To the rear, the kitchen/dining room spans the full depth of the house, providing an excellent space for everyday family living and dining, with direct access to the rear garden.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including a generous principal bedroom alongside two further bedrooms that would suit children, guests or those requiring a home office. A contemporary shower room completes the accommodation.

Outside, the rear garden offers a pleasant and private space to enjoy throughout the seasons with a detached brick-built shed offers excellent external storage or workshop potential., featuring a patio seating area ideal for outdoor dining, to the side is a further garden with well-kept lawns and established planted borders that provide colour and interest.

Combining practical living space, attractive gardens and ample parking in a sought-after Loughborough location, this is a superb home ready to be enjoyed by its next owners and an 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.

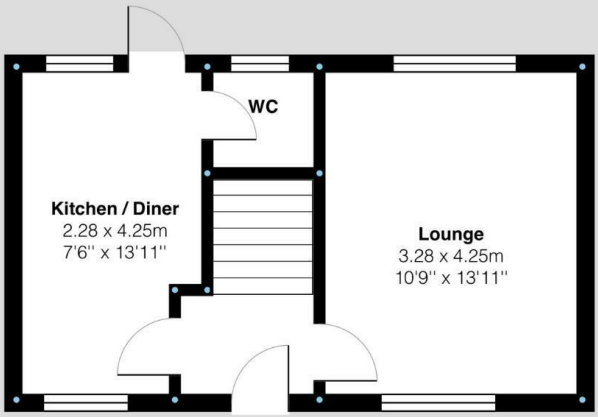
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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 To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



Woodthorpe Road, Loughborough
Internal Square Footage: Approx 797 sq.ft

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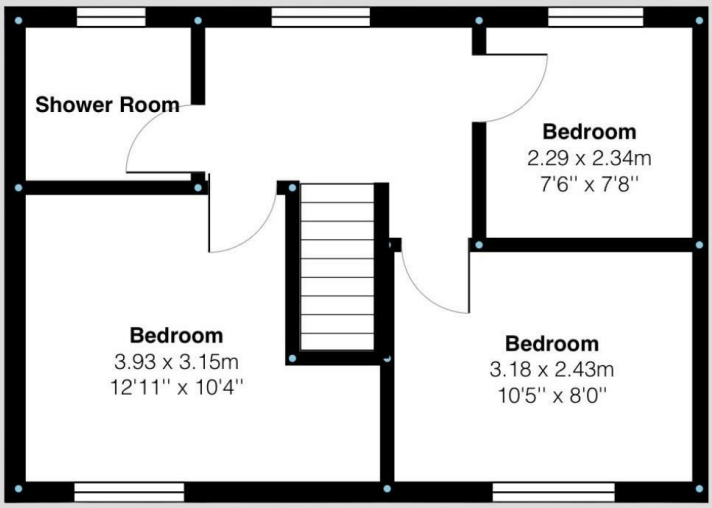
First Floor:



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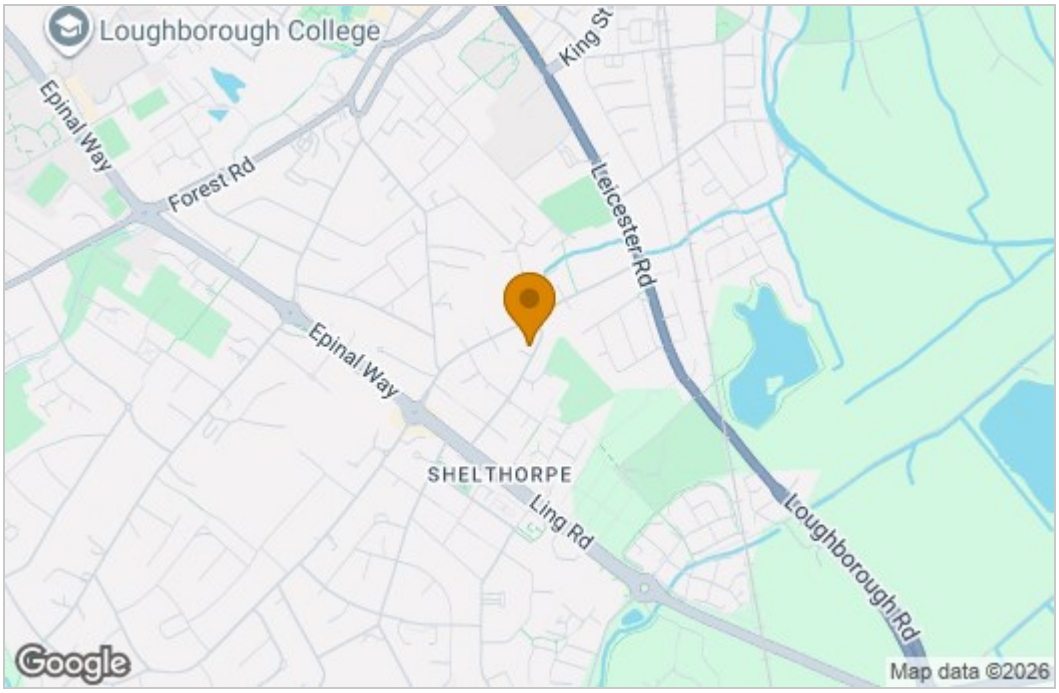
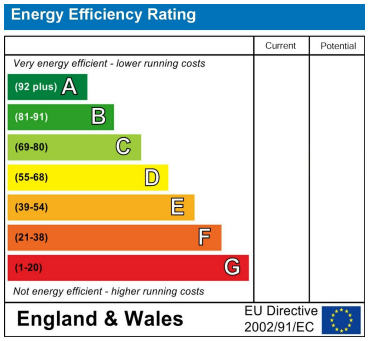
Area Map



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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