



NICK HUMPHREYS
SALES • LETTINGS • STUDENT

SINCE 1986

Toothill Road, Loughborough, Leicestershire, LE11 1PN

£249,950

54 Toothill Road, Loughborough, Leicestershire, LE11 1PN

Located within walking distance of Loughborough town centre, this charming three double bedroom bay-fronted terraced property dates back to the 1800s. Rich in original features while offering a modern feel throughout, the home benefits from gas central heating and a generously sized enclosed rear garden.

Set over three floors, the accommodation comprises: Entrance hall, bay-fronted lounge, dining room, kitchen and modern three-piece bathroom to the ground floor. To the first floor, you'll find two double bedrooms, with a staircase from the landing leading to a spacious third bedroom on the second floor.

Externally, the property features a courtyard-style front garden and a large, enclosed rear garden with a lawn, patio area, and a selection of mature trees — ideal for outdoor entertaining or relaxing.

Offered for sale with no upward chain. Please contact us for further details or to arrange a viewing!



Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : B

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.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

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.





