

# Holderr

A Modern Estate Agent



135 Herrick Road, Loughborough, LE11 2BS

£369,000

One of the very few detached properties in the area with off road parking and a garage. A great opportunity to acquire this three-bedroom detached home situated in a popular residential area of Loughborough, offering spacious and versatile accommodation throughout. Ideally suited to families or investors, the property benefits from a private rear garden, garage and off-road parking, and convenient access to local amenities and transport links. NO UPWARD CHAIN.

## Summary

Situated on the popular Herrick Road, this attractive three-bedroom detached property offers well-balanced accommodation, ideal for first-time buyers, growing families, or investors alike. Conveniently located within easy reach of Loughborough town centre, local schools, amenities, and transport links, this home combines comfort with practicality.

Upon entering, you are welcomed by a bright and inviting entrance hallway leading through to a spacious lounge, featuring a large front-facing window that fills the room with natural light and opens to a dining area with access to the rear garden. To the rear, the fitted kitchen/diner provides ample storage and worktop space, with direct access to the side elevation, perfect for everyday living and entertaining.

Upstairs, the property comprises three well-proportioned bedrooms. A family bathroom completes the first-floor accommodation.

To the front, the property benefits from a driveway allowing off road parking leading to a detached garage. The rear garden is private and enclosed, mainly laid to lawn with a patio area—ideal for outdoor dining and relaxation.

## 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.

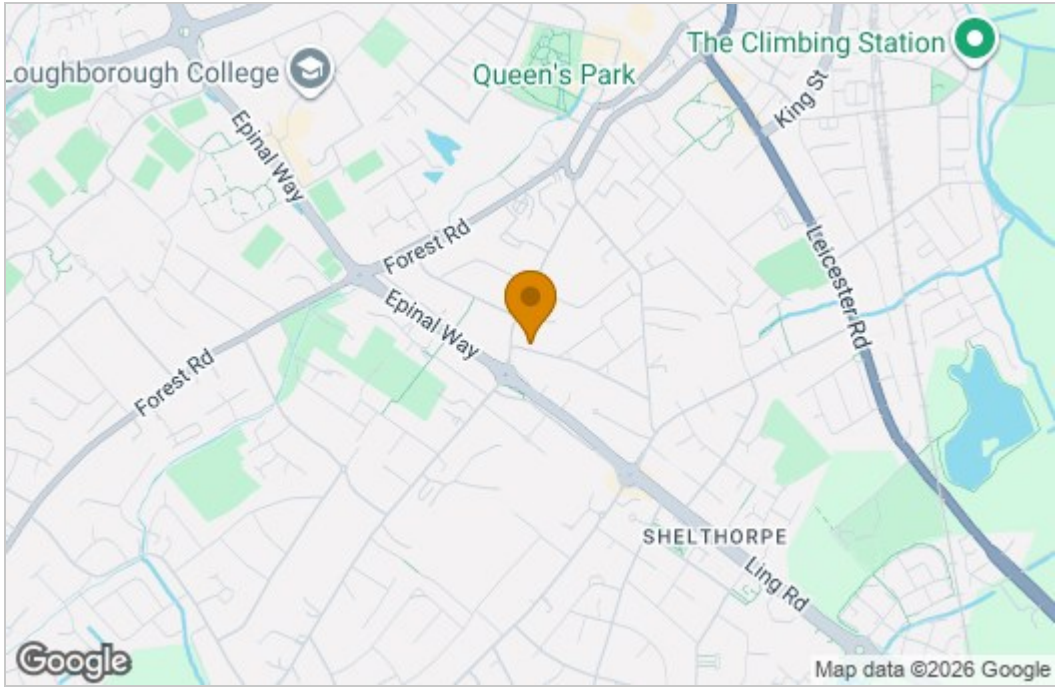
## Extra Information

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)

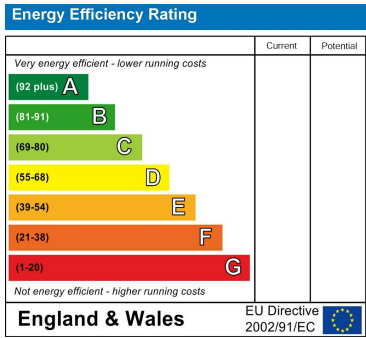
Floor Plan



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.