



Ledbury Road | Loughborough | LE11 2RT

Offers over £200,000



**RICHARD  
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ESTATE AGENTS & VALUERS



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Loughborough | LE11 2RT  
Offers over £200,000

**\*\* EXCITING PROJECT PROPERTY ON THE FOREST SIDE - NO CHAIN \*\***

Occupying a superb corner plot on the Forest Side of town, with far reaching views towards The Outwoods, this excellent investment/improvement opportunity is offered to the market with No Upward Chain. The property is in need of extensive refurbishment and priced accordingly, with an exciting and rare opportunity to further improve the property to create a perfect home situated in a lovely position. The accommodation offers entrance porch, hall, living room, kitchen, ground floor bed 3/dining room and a ground floor bathroom. To the first floor are two double bedrooms. Outside, the property has gardens to three sides, a driveway and detached garage.

- Forest Side Location
- Investment/Improvement Opportunity
- No Upward Chain
- In Need of Modernisation
- Two/Three Bedrooms
- Ground Floor Bathroom
- Large Living Room
- Spacious Kitchen
- GCH and DG
- Garage and Driveway

**Entrance Porch**

A Upvc porch with timber door to -

**Entrance Hall**

A spacious hallway with cupboard and staircase rising to the first floor.

**Living Room**

A spacious room with window to the front elevation, understairs cupboard and door to the Dining Room/Bed 3.

**Kitchen**

Fitted with a range of wall and base units, sink, windows to two sides and space for appliances.

**Bathroom**

Fitted with a blue three piece suite comprising low level flush w/c, wash hand basin and bath. There is a window to the side.

**Dining Room/Bed 3**

A large room with sliding patio door to the rear, this room could be used as a ground floor bedroom next to the bathroom, or as a second reception room.





"Situated on the Forest Side"



## First Floor Landing

With access to -

### Bedroom 1

A spacious double room with cupboard and window to the front.

### Bedroom 2

A spacious double room with cupboard and window to the front.

### Outside

Occupying a substantial corner plot in a raised position with outstanding views towards The Outwoods, the garden is set to three sides with patio, border shrubs, lawn and a rear garden laid to paving with access to a single detached garage and driveway in front.

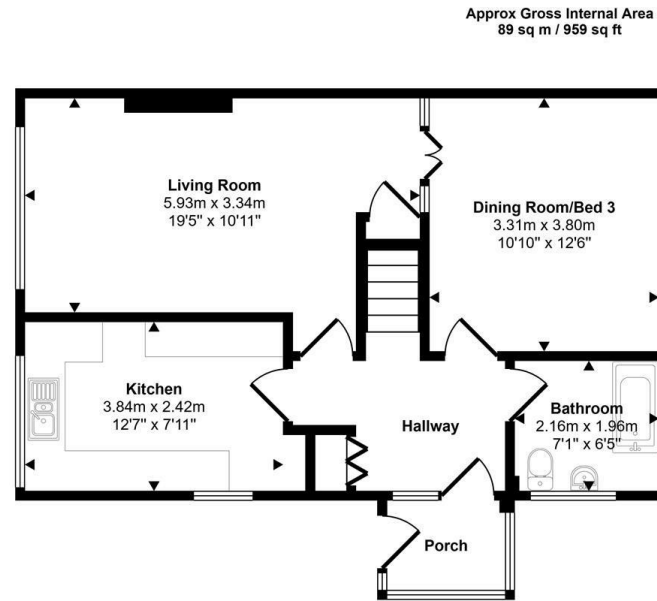
### The Area

The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Outwoods Edge and also Mountfields Lodge primary schools.

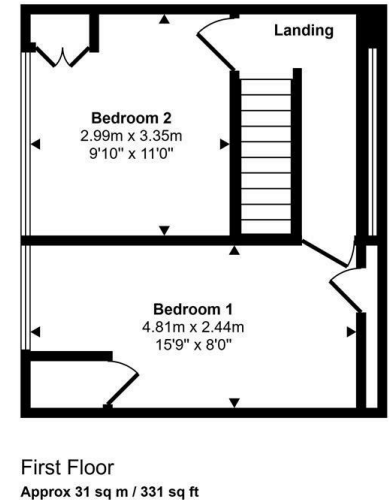
### Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

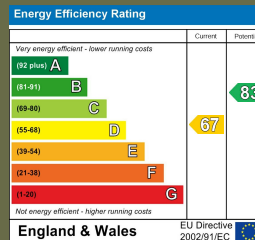




**Ground Floor**  
Approx 58 sq m / 628 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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