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A Modern Estate Agent



511 New Ashby Road, Loughborough, LE11 4EU

£210,000

Offered with no upward chain, this spacious three-bedroom semi-detached home benefits from a generous kitchen/diner, gated frontage with ample parking, and a mature rear garden. Conveniently located close to local amenities and transport links, it offers an excellent opportunity for a wide range of buyers.

Summary

Offered with no upward chain, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, growing families or investors seeking a property with generous living space and scope to make it their own. Conveniently situated on New Ashby Road, the property enjoys excellent access to Loughborough town centre, local schools, everyday amenities and transport links.

The property is set back from the road behind gated frontage with established hedging, creating an attractive degree of privacy. A generous driveway provides multiple off-road parking spaces, complemented by a lawned front garden.

Stepping inside, the entrance hall leads through to a spacious lounge, offering an inviting setting for both relaxing and entertaining. To the rear, the full-width kitchen/diner provides an excellent range of fitted units together with ample space for family dining, making it the natural heart of the home. The layout is perfectly suited to modern family living, with direct access to the rear garden.

The first floor offers three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom that would also make an ideal nursery, dressing room or home office. The accommodation is served by a shower room, with the added convenience of a separate WC.

Outside, the rear garden is predominantly laid to lawn and enjoys mature shrub borders, creating a pleasant outdoor environment for families and keen gardeners alike. A gently sloping pathway provides practical access out of the garden, enhancing the usability of the outdoor space.

Positioned in a convenient location, the property is within easy reach of a wide range of local amenities, well-regarded schools, supermarkets and leisure facilities, together with excellent road links and access to Loughborough railway station, making it an ideal choice for commuters.

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.

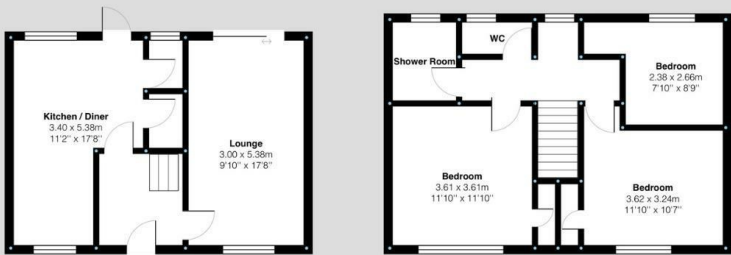
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make 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

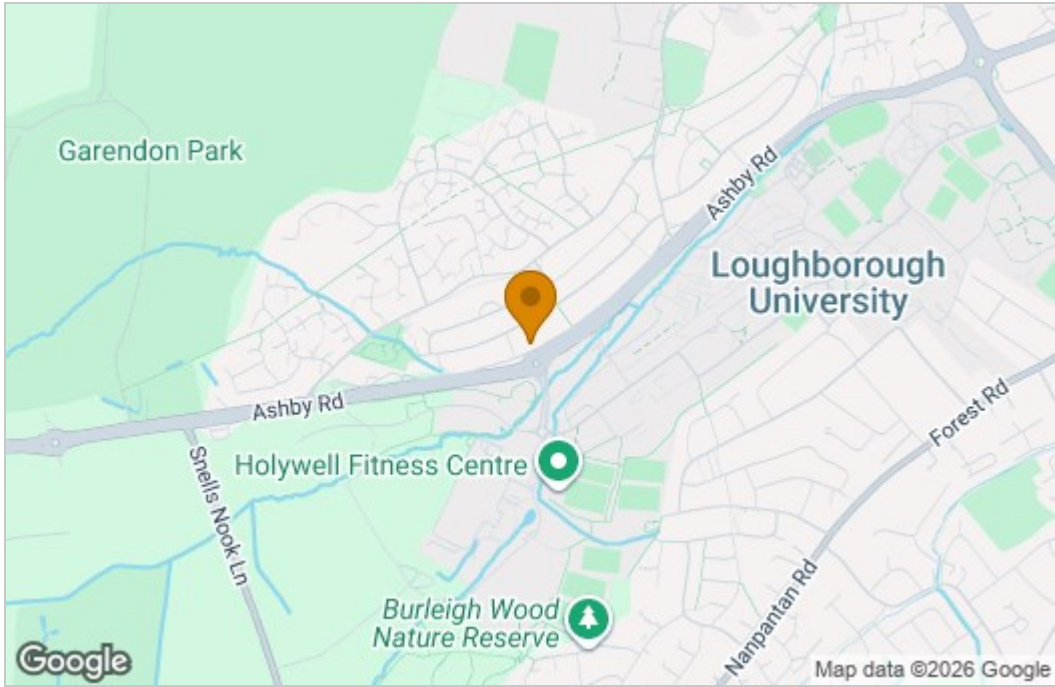
Floorplan:



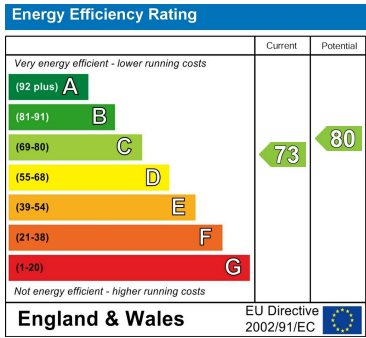
New Ashby Road, Loughborough
Internal Square Footage: Approx 705 sq.ft

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Area Map



Energy Efficiency Graph



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