

Holden's

A Modern Estate Agent



134 King Street, Loughborough, LE11 1SD

£175,000

This immaculately presented two double bedroom terraced home retains original character features whilst enjoying high ceilings and character fireplaces. Situated just a short distance from the town centre offering an excellent range of shopping and leisure facilities and Loughborough train station. The accommodation offers uPVC double glazing, gas central heating and in brief comprises sitting room, lounge, modern kitchen, rear lobby and utility. First floor landing, two double bedrooms and fully tiled bathroom. The property fronts the road, has a useful storage cellar and sunny aspect, walled and paved rear courtyard garden.

Summary

Sitting Room - 11'2"x 11'2" - The room features high ceilings with original decorative ceiling rose and coving, original cupboard adjacent to the chimney breast and panelled door leading to:

Inner Lobby - With panelled door and access to the cellar. Archway to:

Lounge - 11'10"x 11'1" - With panelled door and staircase to the first floor, useful alcoves inset into the chimney breast and panelled door leading to:

Kitchen - 10'6"x 6'3" - A bright and airy kitchen space with a modern matching range of base, drawer and eye level units. Integrated oven, space for dishwasher, induction hob, extractor fan and single glazed door to:

Bedroom One - 11'6"x 12'7" - A bright and airy double sized bedroom with a decorative cast iron feature fireplace, over stairs storage cupboard with hanging rail and shelving. Panelled entrance door.

Bedroom Two - 11'10"x 9'7" - A second bright and airy double sized bedroom and featuring a decorative cast iron feature fireplace and panelled entrance door.

Bathroom - 10'3"x 6'3" - A bright and airy bathroom featuring a modern white three piece suite comprising panelled bath with mixer shower, low level w.c., pedestal wash hand basin, fully tiled walls, uPVC double glazed window and airing cupboard housing the Worcester combination gas central heating boiler.

Outside - The property occupies this established location just a short distance from the town centre providing an excellent range of shopping and leisure facilities and Loughborough train station nearby. Fronting the road, the property has a shared entry to the side leading beyond a secure gate to a fully walled paved courtyard garden and brick built storage outbuilding.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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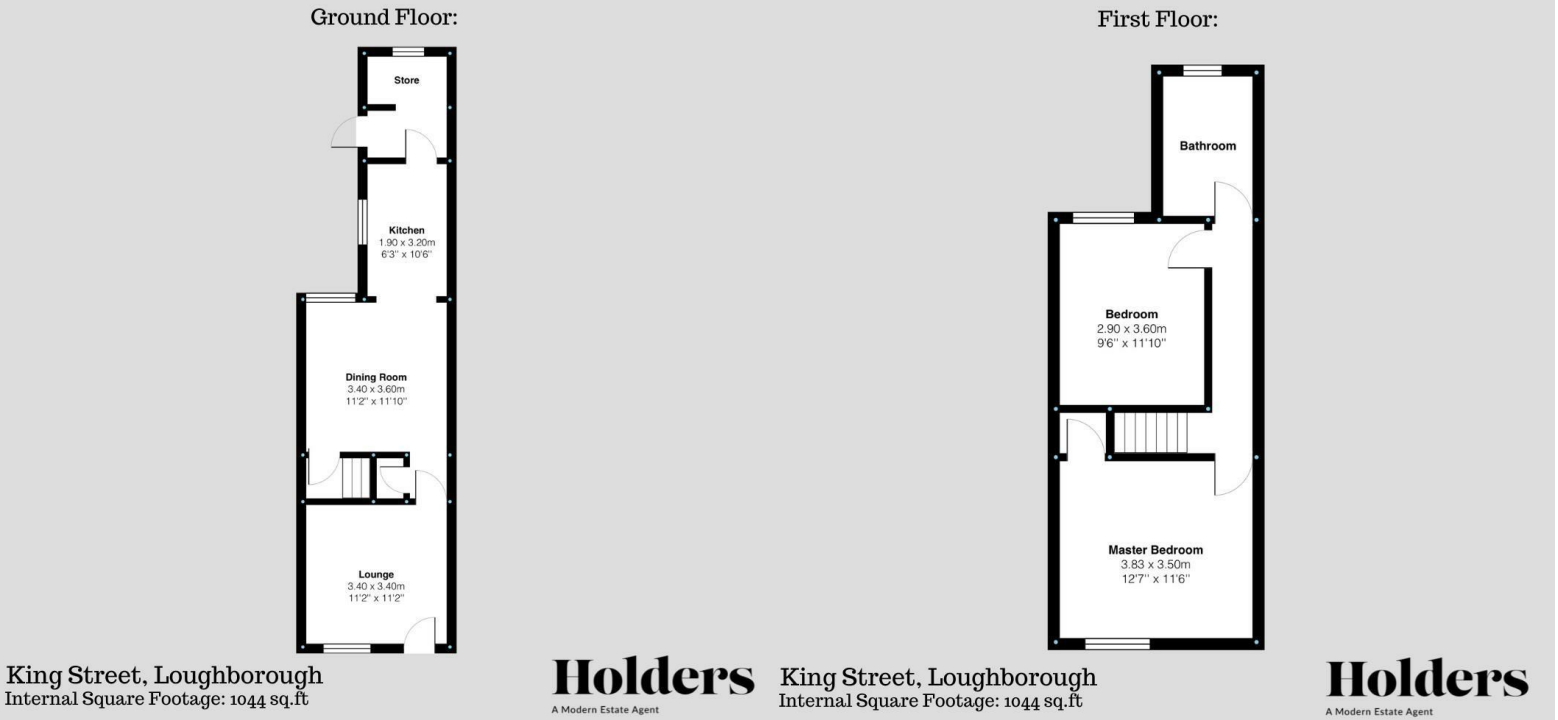
accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

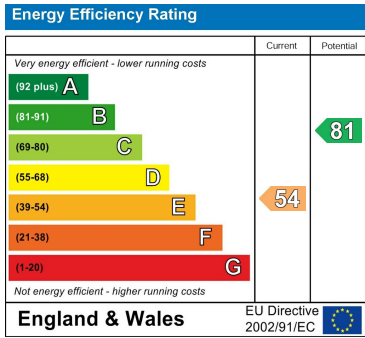
Floor Plan



Area Map



Energy Efficiency Graph



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