

# Holdere

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.
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/engb/broadband-coverage](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



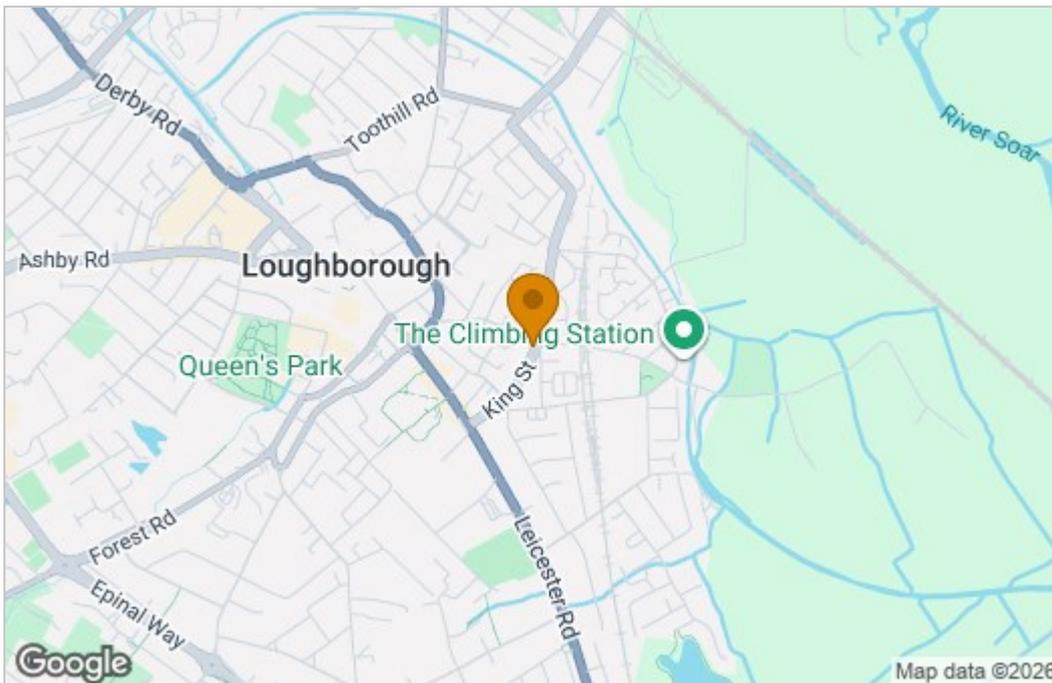
King Street, Loughborough  
Internal Square Footage: 1044 sq.ft

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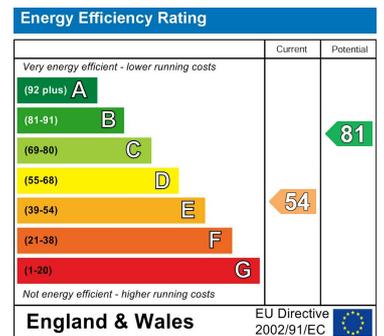
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## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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