



Linden Road | Loughborough | LE11 1PG

Asking price £189,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Located at the very heart of the Town Centre, this spacious mid town house is set in a quiet cul-de-sac only a few metres away from The Rushes Shopping Centre. The property would ideally suit anyone wishing to be located in a tucked away, yet convenient position. The house has entrance hall, lounge, dining kitchen, three bedrooms and bathroom. There is a large lawned garden to the rear and a hardstanding to the front which has potential to be converted to off road parking (subject to necessary consents). No Upward Chain.

- Bay Fronted Town House
- A Few Metres from 'The Rushes'
- Three Bedrooms
- Enclosed Rear Garden
- Great for FTB/Investors
- Tucked Away, Yet Central Location
- 5 Minute Drive From the Train Station
- Two Reception Rooms
- Permit On Street Parking
- Cul-De-Sac Position

Entrance Hall

With front door and a staircase rising to the first floor landing.

Living Room

Featuring ample space for living and dining room furniture with a bay window toward the front elevation.

Dining Kitchen

A good-sized dining kitchen with an ample range of wall and base mounted units finished in a contemporary high gloss laminate frontage. There is also space for a washing machine and a free standing fridge, built-in electric oven, electric induction hob and extractor hood above.

First Floor Landing

Gives access to-

Bedroom 1

A spacious double room with a bay window toward the front elevation.



"An ideal First Time Buy or Investment"



Bedroom 2

A good sized room with window toward the rear elevation.

Bedroom 3

A good sized room with window toward the front elevation

Bathroom

A three-piece suite with a wash hand basin, low level flush W/c and a bath with a shower over.

Outside

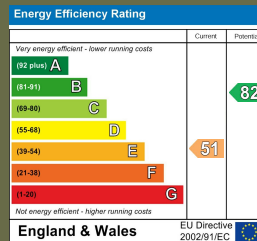
A spacious garden that extends a far length from the property. There are also outbuildings that can be used for storage.

The Area

The property sits in a position only 5 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short 15 min walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby in the town centre. The University is also a short 25 min walk away.

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.



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