

Holderr

A Modern Estate Agent



80 Albert Promenade, Loughborough, LE11 1RF

£175,000

A spacious three bedroom home on Albert Promenade, offering a bay-fronted lounge, separate dining room and useful utility space. Conveniently located within easy reach of Loughborough Town Centre and local amenities.

Summary

Situated in a sought-after position along Albert Promenade in Loughborough, this spacious three bedroom home offers well-balanced accommodation across two floors, blending character with practical living space and enjoying excellent access to the town centre and local amenities.

The property opens into a welcoming lounge positioned to the front, featuring a bay window which allows for plenty of natural light and creates a pleasant living environment. To the rear, a generously sized dining room provides an ideal space for entertaining or family meals, with access to the staircase leading to the first floor.

Beyond the dining room, the kitchen is fitted along a galley-style layout, offering ample worktop and storage space. A useful utility room sits just off the kitchen, providing additional practicality and storage, while the ground floor bathroom is located at the rear of the property and is fitted with a white suite.

Upstairs, the first floor landing gives access to three bedrooms. The principal bedroom is a well-proportioned double room positioned to the front of the property. A second double bedroom overlooks the rear, while the third bedroom offers versatility as a single room, nursery or home office. The layout provides flexible accommodation suitable for a range of buyers.

Externally, the property benefits from a rear garden, offering scope for outdoor seating and enjoyment.

This property represents an excellent opportunity for first-time buyers, investors or families seeking a conveniently located home within easy reach of Loughborough Town Centre, local schools and transport links.

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 To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



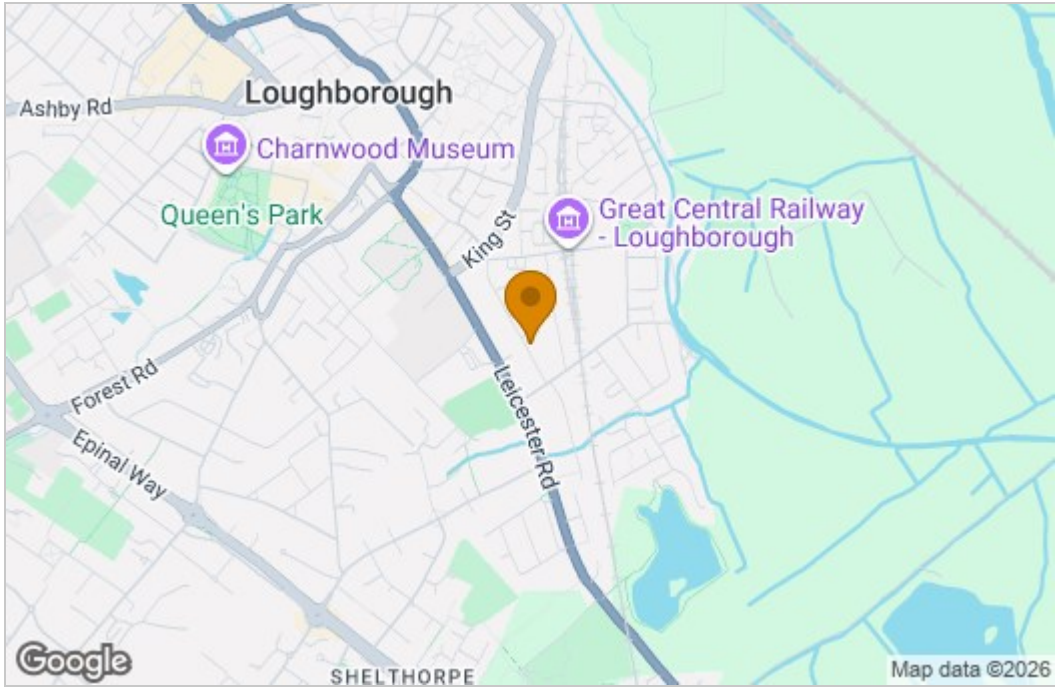
Albert Promenade, Loughborough
Internal Square Footage: Approx 830 sq.ft



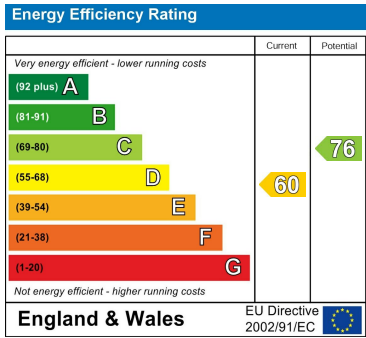
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Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.