



£255,000

Herriot Way, Loughborough LE11 4RW

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- NO UPWARD CHAIN
- Three bedrooms
- Conservatory - Under Floor Heating
- Corner Plot
- Semi Detached
- Lounge
- Enclosed Garden
- Close to Local Amenities

Main Particulars

Frobisher Sales and Lettings are pleased to introduce this three-bedroom semi-detached property to the for-sale market in Loughborough, Leicestershire. Situation on the doorstep of Morrisons supermarket, doctors, dentists, and community centre this property and location has it all.

In brief this property comprises of: porch, entrance hall, lounge, kitchen, and conservatory. To the first floor there are three bedrooms and a family shower room. Set back from the road with driveway parking for a number of vehicles, this three-bedroom semi-detached property sits on a corner plot offering large garden to the front.

Porch - Enter through a uPVC door to the front elevation into the porch, with brick tile flooring, electric sockets, utility meter cupboard, and uPVC door leading into the hallway.

Hallway - Once inside the property the hallway allows access to kitchen and living room with stairs to the first floor. Carpet floor covering and radiator.

Kitchen - 3.06m x 2.37m (7' x 10') - The kitchen is situated to the rear elevation with a range of wall and base units and worktop, a stainless-steel bowl and a half sink and mixer tap. An impressive Range Master dual fuel range cooker with five ring gas hob and electric ovens, extractor fan, plumbing and space for a dishwasher, washing machine and fridge freezer, Glow warm boiler, radiator, and tiled flooring.

Lounge - 4.72m x 4.22m (15'4" x 13'8") - With uPVC windows to the front elevation and sliding doors leading to the conservatory this room is filled with natural light. The brick-built fire surround and coal effect gas fire is the focal point of the room. Radiator and carpet floor covering.

Conservatory - 3.02m x 3.70m (9'9" x 12'1") - uPVC and brick construction this conservatory adds fantastic living space, with views into the garden, electric sockets, underfloor heating and tiled flooring makes for great entertaining or relaxing space.

First Floor Landing - uPVC window to the front elevation, over stair store cupboard and access to all first-floor rooms.

Bedroom One - 2.85m x 4.19m (9'3" x 13'7") - A large double bedroom with dual aspect uPVC windows, this room is filled with natural light, having fitted wardrobes, radiator, and carpet flooring.

Bedroom Two - 2.22m x 3.05m (10' x 7'2") - With a uPVC window to the rear elevation, this double bedroom has a built-in wardrobe, radiator and carpet floor covering.

Bedroom Three - 2.20m x 1.94m (7'2" x 6'6") - With a uPVC window to the front elevation, built in over stair cupboard offering great storage space, radiator and carpet floor covering.

Bathroom - 2.35m x 1.85m (7'7" x 6') - Three modern piece suite shower room comprising of a large walk-in shower with low level shower tray, Mira electric shower, glass shower screen, low level WC, wash hand basin within a drawer vanity unit and chrome mixer taps, wood effect flooring, extractor fan and chrome ladder radiator.

Front Garden

As you approach the property you are greeted by this beautiful front garden, with mature shrubs, trees, and bushes. The property sits on a corner plot offering a larger than average outdoor space. The driveway is block paved and allows ample off-road parking for a number of vehicles.

Rear Garden

The garden has patio areas, grass lawn, flower beds and shrub boards allowing access to the front of the property via side gate, wooden shed and water tap.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 24 Charnwood Road, Shepshed, Leicestershire, LE12 9QF

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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