



## 61 Shelthorpe Road, Loughborough

£220,000 Freehold

Searching for your next home? The hunt is over! This fantastic home on Loughborough's Shelthorpe Road benefits from spacious rooms, a fantastic plot and has scope for extension!

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This stellar property is formed of an inviting entrance hallway, which provides access to the spacious living room, as well as the home's handsome kitchen/dining area. The kitchen is well designed, benefitting from a U-shape, with enough space remaining for a large table. A further door at the rear opens into the rear lobby with excellent storage, and leads on to the convenient ground floor W.C. The aforementioned living room is large, with a superb feature fireplace taking centre stage. French doors are sited at the rear of the lounge opening into the conservatory, an excellent addition to the property.

The home's upper floor is equally impressive, housing three well-proportioned bedrooms and a family bathroom. The master bedroom is truly exceptional, running the full length of this sizeable home, whilst the two smaller bedrooms are both capable of housing double beds. The bathroom is well equipped, featuring a large shower cubicle, sink and W/C.

Externally, the home benefits from a front driveway, side passageway and a delightful rear garden, lovingly maintained over the course of many years by the previous owner.

The home is well connected, with Loughborough town centre and Park Road shops both a short distance away, whilst the nearby A6 means that access to Quorn, Barrow-upon-Soar and Mountsorrel is a trivial affair.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Council Tax band: B

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.



**Hallway**

**Living Room**

15' 3" x 12' 1" (4.64m x 3.68m)

**Conservatory**

8' 3" x 12' 6" (2.51m x 3.82m)

**Kitchen/Dining Room**

15' 3" x 10' 3" (4.64m x 3.12m)

**W.C.**

**Landing**

**Bedroom One**

15' 2" x 9' 10" (4.63m x 3.00m)

**Bedroom Two**

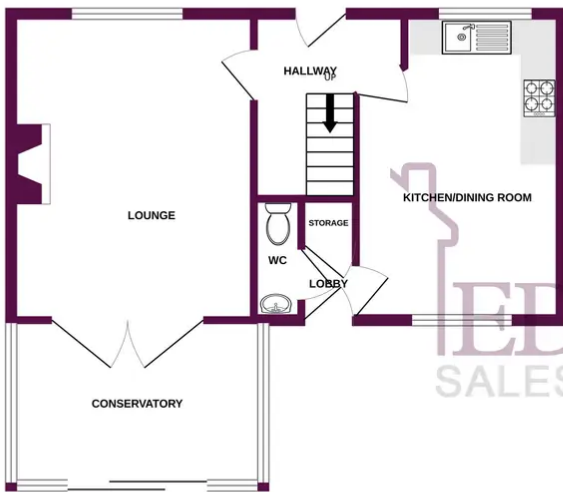
8' 4" x 12' 1" (2.53m x 3.68m)

**Bedroom Three**

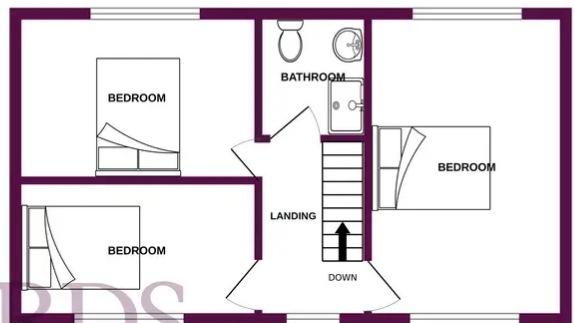
6' 11" x 12' 1" (2.10m x 3.68m)

**Bathroom**

GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



FIRST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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