

Connells

Park Road
Loughborough

Park Road
Loughborough LE11 2HD

for sale offers in the region of
£250,000







Property Description

A characterful mid-terraced period home offering excellent scope for improvement and the opportunity to maximise its full potential, ideal for buyers seeking a refurbishment project in a convenient Loughborough location. The property provides spacious accommodation arranged over three storeys, complemented by a useful cellar, and retains a number of traditional features including high ceilings, fireplaces and large windows.

On the ground floor, a welcoming hallway leads to three separate reception rooms comprising a front living room, a rear dining room, and breakfast room, all well-proportioned and offering flexible living and entertaining space. To the rear, the breakfast room connects through to a generous kitchen, which enjoys views over the garden and provides plenty of room for reconfiguration (subject to any required consents).

The first floor offers two bedrooms along with a family bathroom fitted with a bath and separate shower enclosure. The second floor hosts a particularly impressive third bedroom (loft room), notable for its size and natural light, ideal as a principal bedroom, guest suite or home workspace.

Outside, the property benefits from a long rear garden with a central pathway and a mix of planted sections, offering the opportunity to landscape into a superb outdoor space. On-street parking is available to the front. Overall, this is a fantastic opportunity to modernise and personalise a sizeable home in a popular area.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor rooms and staircase rising to the first floor. Features period proportions with high ceilings and original detailing, offering a glimpse of the home's character.

Living Room

A spacious front-facing reception room with a large window allowing for an abundance of natural light. The room retains a traditional fireplace and generous proportions, offering excellent potential to create a comfortable living space.

Dining Room

A well-sized second reception room positioned to the rear, overlooking the garden. Ideal for formal dining or as an additional sitting room, with scope for enhancement and personalisation.

Breakfast Room

Located off the hallway, the breakfast room provides a useful intermediate space leading through to the kitchen. Offers flexibility for informal dining or potential reconfiguration into a more open-plan layout (subject to any necessary consents).

Kitchen

A good-sized kitchen fitted with a range of units and work surfaces, with direct access to the rear garden. The space offers excellent scope for modernisation and redesign to suit contemporary living requirements.

Cellar

Useful cellar space providing additional storage, with potential for further use subject to any necessary improvements and consents.

First Floor Landing:

Provides access to bedrooms two and three, and the family bathroom. Offers a practical layout with staircase rising from the ground floor, and access to the upper level, creating a central hub within the home.

Bedroom Two

A generous double bedroom positioned to the front of the property, benefiting from a large window and ample floor space for bedroom furnishings.

Bedroom Three

A further well-proportioned bedroom overlooking the rear garden, offering flexibility as a guest room, home office or secondary double bedroom.

Family Bathroom

Fitted with a bath and separate shower enclosure, along with wash hand basin and WC. The room offers a functional layout with scope for updating.

Second Floor Landing:

Provides access to the top floor bedroom.

Bedroom One

A particularly spacious loft bedroom with sloping ceilings and good natural light. A versatile room ideally suited as a principal bedroom, guest suite or home workspace.

Outside:

Rear Garden

A long and established rear garden, thoughtfully arranged with a combination of astro turf and decorative gravel for ease of maintenance. A central pathway runs through the garden, bordered by mature planting and shrubs, leading to a timber shed at the rear. The space is enclosed by fencing and offers excellent scope for further landscaping or personalisation.

Front & Parking

The property is set behind a traditional frontage with on-street parking available directly outside.

Agent's Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'



















Total floor area 158.7 m² (1,708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: E

Council Tax Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.