



98 Manor Drive, Loughborough

£185,000 Freehold

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The property consists of an internal entrance hallway, which provides access to both the lounge and the kitchen. The lounge is generous in size, measuring over thirteen feet in length, and features a gas fire (gas currently disconnected) as well as a fantastic large front-facing window. The kitchen requires some remediation to meet modern standards, but presents an excellent opportunity to tailor the space to your own taste. The kitchen also feeds into the spacious dining room, benefitting from delightful French doors to the rear.

The home's upper floor is a true highlight, with two double bedrooms, a larger-than-average third bedroom, and a bathroom requiring modernisation. The exceptional space available is ideal, and is complemented by the notably lengthy rear garden, ideal for a family or keen gardener to enjoy. The home also benefits from off-road parking for up to six cars, and features a superb brick-built outside store.

Manor Drive is well located, with ready access to the Ling Road shopping centre, Tesco Extra, and convenient transport links to both Loughborough Town Centre, as well as the Soar Valley villages.

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.

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 license 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, Moss Solicitors, Idyll Mortgages and/or Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser 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

Tenure: Freehold



Hallway

12' 4" x 6' 6" (3.76m x 1.99m)

12' 4" x 6' 6"

Living Room

13' 7" x 12' 1" (4.15m x 3.68m)

13' 7" x 12' 0"

Dining Room

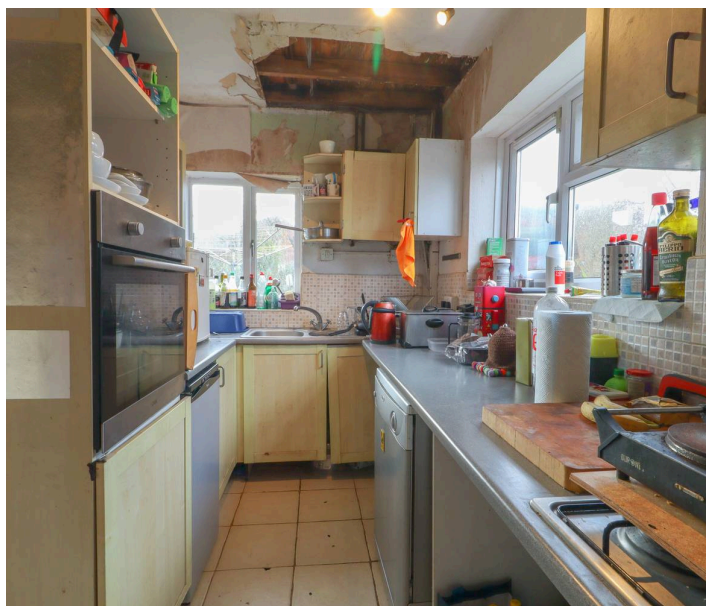
9' 11" x 11' 10" (3.03m x 3.60m)

9' 11" x 11' 9"

Kitchen

11' 2" x 6' 5" (3.41m x 1.95m)

11' 2" x 6' 4"





Landing

Bedroom One

13' 8" x 10' 11" (4.17m x 3.33m)

13' 8" x 10' 11"

Bedroom Two

10' 0" x 10' 11" (3.05m x 3.33m)

10' 0" x 10' 11"

Bedroom Three

10' 0" x 8' 6" (3.06m x 2.58m)

10' 0" x 8' 5"

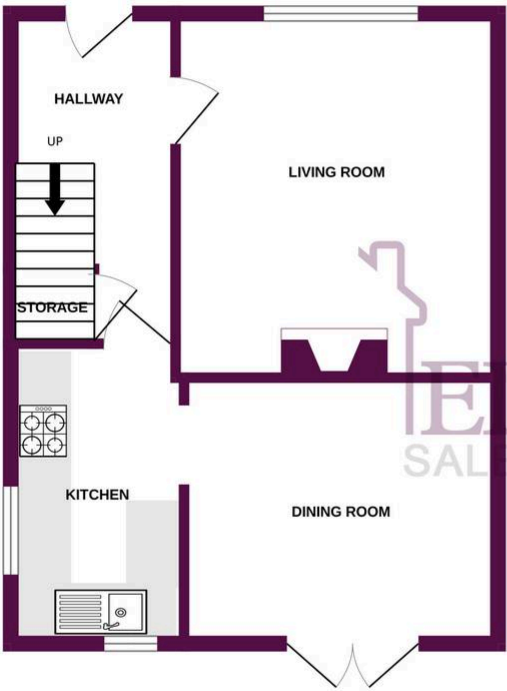
Bathroom

5' 7" x 7' 6" (1.70m x 2.29m)

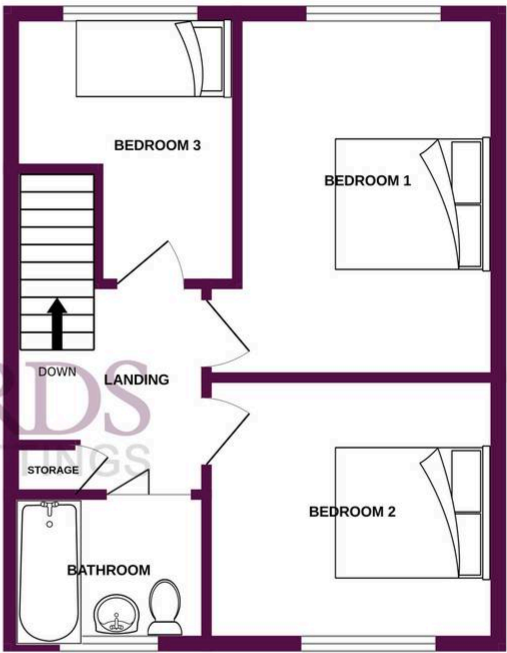
5' 6" x 7' 6"



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



FIRST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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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