



Boyer Street, Loughborough

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Three-bedroom Townhouse conveniently located in the popular town of Loughborough, offering spacious and versatile accommodation, ideal for families, first-time buyers, or investors!

Entrance

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has stairs rising to the first floor and doors to the kitchen and living room.

Lounge

15' 3" x 10' 7" (4.65m x 3.23m)

An inviting living area featuring neutral décor, wood-style flooring and space for both lounge seating and a dining set. This room enjoys a good level of natural light and provides direct access to the conservatory.

Kitchen

11' 10" x 8' 10" (3.61m x 2.69m)

A generous kitchen with fitted units, tiled flooring and space for freestanding appliances. There is ample worktop space, overhead storage and access to the rear hallway and staircase.

Conservatory

14' 8" x 5' 8" (4.47m x 1.73m)

An excellent additional living space with wrap-around windows and double doors opening out to the rear garden. Ideal for relaxation, entertaining or as a playroom.

First Floor Landing

The first-floor landing has carpeted flooring, stairs rising from the ground floor and doors to all first-floor rooms.

Bedroom One

10' 7" x 8' 6" (3.23m x 2.59m)

A comfortable double room located at the rear of the property, featuring a large window overlooking the garden and space for wardrobes and bedroom furniture.

Bedroom Two

9' 11" x 9' (3.02m x 2.74m)

Another double room with a bright aspect and built-in shelving options, offering flexible layout possibilities.

Bedroom Three

6' 5" x 6' (1.96m x 1.83m)

A compact yet functional room ideal as a single bedroom, study or dressing room. Includes fitted shelving and a window providing natural light.

Shower Room

Modern tiled shower room with corner shower enclosure, wash basin with fitted vanity unit, and WC.

Outside

The rear garden offers both patio and planting areas, with fencing for privacy—an ideal space for outdoor seating or future landscaping. The front exterior includes a private driveway with covered carport parking and a path leading to the front entrance.





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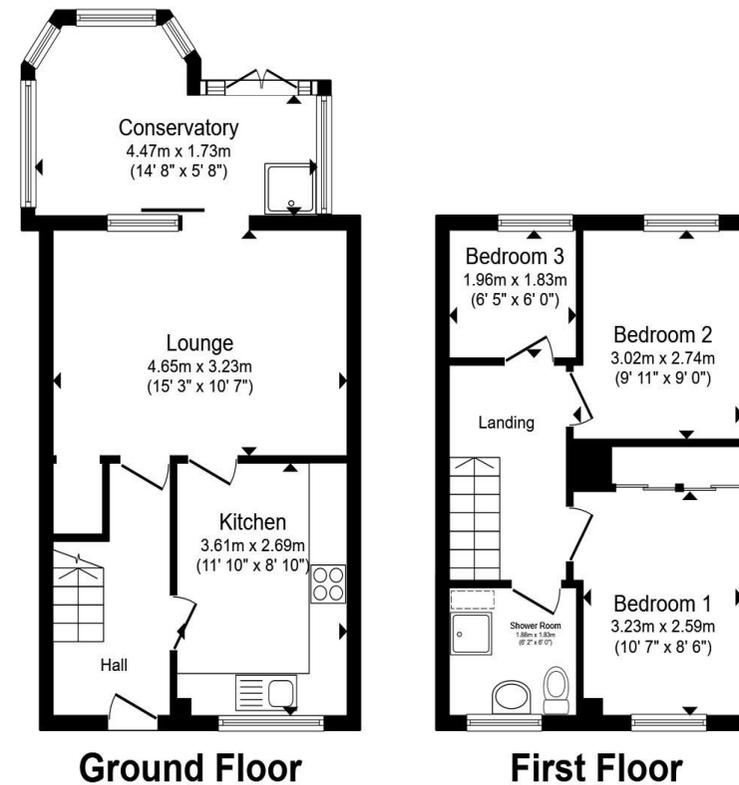
Boyer Street, Loughborough

- Semi Detached
- Large lounge with versatile living space
- Bright conservatory overlooking the rear garden
- Generous kitchen with ample storage
- Three bedrooms, including two large doubles

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£200,000



Total floor area 75.2 m² (809 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


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