

Holdere

A Modern Estate Agent



25 Burleigh Road, Loughborough, LE11 3BA

£194,500

This recently refurbished two double-bedroom home offers stylish, modern living in a highly convenient location just a short distance from the town centre and its range of shops, amenities, and transport links. Finished in neutral décor throughout, the property provides a bright and welcoming atmosphere that is ready for immediate occupation. NO UPWARD CHAIN.

The ground floor features a generously sized 15ft lounge, offering ample space for both relaxation and entertaining. To the rear of the property is an impressive 18ft recently refitted kitchen/diner, thoughtfully designed with contemporary units, plentiful worktop space, and room for a family dining table, making it the true heart of the home. A newly refitted downstairs W.C. adds further practicality and convenience.

Summary

The property is entered via a PVCu double-glazed front door which opens into a welcoming entrance hall, providing access to the main living areas and featuring a staircase rising to the first floor along with a radiator for added comfort. From here, doors lead through to the lounge and the conveniently positioned downstairs W.C.

The downstairs W.C. is fitted with a modern two-piece suite comprising a close-coupled toilet and a wall-mounted wash hand basin, complemented by a PVCu double-glazed window to the side elevation which allows in natural light and ventilation.

The lounge is a well-proportioned and comfortable living space, enhanced by a PVCu double-glazed window overlooking the rear garden which fills the room with natural light. A decorative style fireplace with a living flame effect gas fire creates an attractive focal point, while a radiator ensures warmth. A door leads seamlessly through to the kitchen/diner, making the layout ideal for both everyday living and entertaining.

The kitchen/diner is fitted with a comprehensive range of wall, base, and drawer units paired with laminate work surfaces, offering ample storage and preparation space. It includes a stainless-steel sink with drainer, space for a freestanding cooker with a built-in stainless-steel overhead extractor fan, and designated space for a fridge freezer. There is additional under-counter space and plumbing for a washing machine, as well as a wall-mounted boiler. A radiator provides heating, while a PVCu double-glazed window to the front elevation and a matching double-glazed door leading outside ensure the room is bright, airy, and practical for day-to-day use.

The first-floor landing offers access to the loft space and includes a useful storage cupboard, with doors leading to both bedrooms and the family bathroom.

The principal bedroom is a spacious double room positioned to the front of the property, benefiting from a large PVCu double-glazed window that allows for plenty of natural light and creates a bright, airy atmosphere. The second bedroom is also well-sized and versatile, suitable for use as a guest room, child's bedroom, or home office, and features a PVCu double-glazed window to the front elevation along with a radiator.

The family bathroom is fitted with a modern three-piece suite consisting of a close-coupled W.C., pedestal wash hand basin, and a P-shaped bath with

a shower fitted over and a curved screen. A chrome ladder-style radiator adds a contemporary touch while providing efficient heating, and a PVCu double-glazed window to the rear elevation offers natural light and ventilation.

Externally, the property benefits from gated access at the front leading to a paved patio pathway which guides you to the entrance. Additional gated side access leads through to the enclosed rear garden, which features a combination of lawn and patio areas, providing an ideal space for outdoor seating, dining, or family use. The garden is fully enclosed by wooden fencing, offering both privacy and security.

Disclaimer

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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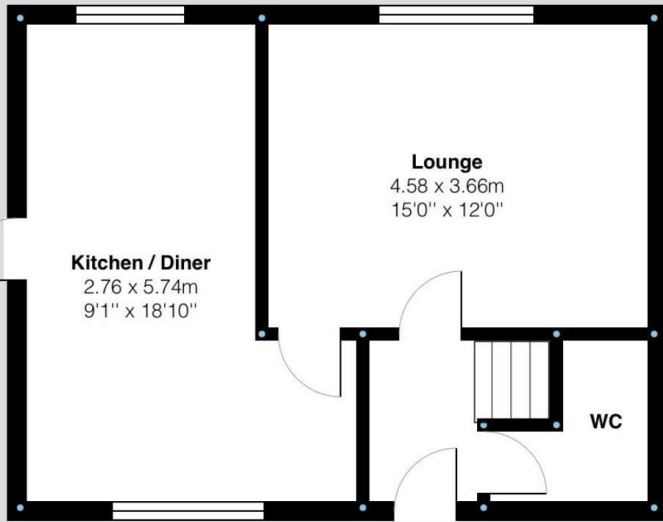
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Floor Plan

Ground Floor:



First Floor:



Burleigh Road, Loughborough
Internal Square Footage: Approx 797 sq.ft

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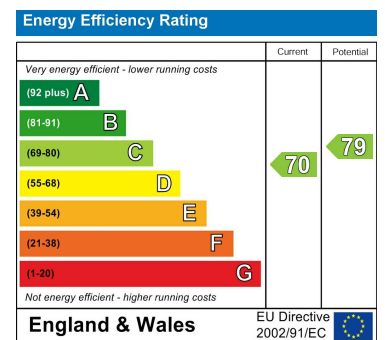
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Area Map



Energy Efficiency Graph



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