

# Holden's

A Modern Estate Agent



253 Knightthorpe Road, Loughborough, LE11 4JS

£170,000

A spacious and modern one bedroom bungalow on attractive elevated position with open views to the front - no upward chain. Available for ages 55 and over.

## Summary

Immaculately presented, this well-appointed home offers generous space and modern comforts throughout. The property opens into a welcoming entrance hallway, which leads you into a bright lounge featuring a contemporary, electric fire with a stylish surround, creating a focal point for relaxing evenings.

The kitchen/diner is a standout feature, designed for both everyday living and entertaining. It showcases ample wall and base units, providing plentiful storage and work surface space. Space for an oven and hob, and extractor hood, with room and provisions for additional appliances as needed. A handy pantry cupboard adds valuable extra storage, while the overall layout promotes sociable dining and easy daily meal preparation.

A well proportioned bedroom offers fitted wardrobes, providing generous storage without compromising space. The modern main bathroom is equipped with a white suite and an appealing "P"-shaped bath, complemented by an electric shower over the bath. Additional fittings include a heated towel rail, vanity cupboard, WC, and a wash hand basin, delivering both practicality and a contemporary aesthetic.

Outside, the property benefits from a pleasant rear garden featuring a paved patio area ideal for alfresco dining or sun lounging, together with a well-stocked border that adds colour and year-round interest. There are two sizeable outhouses, each equipped with power and light, offering versatile storage or workspace options.

Further highlights include gas-fired central heating from a fitted boiler and double glazing throughout, ensuring warmth and efficiency. The property also benefits from allocated parking, plus the home has been newly redecorated, providing a fresh, move-in-ready interior.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
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.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports

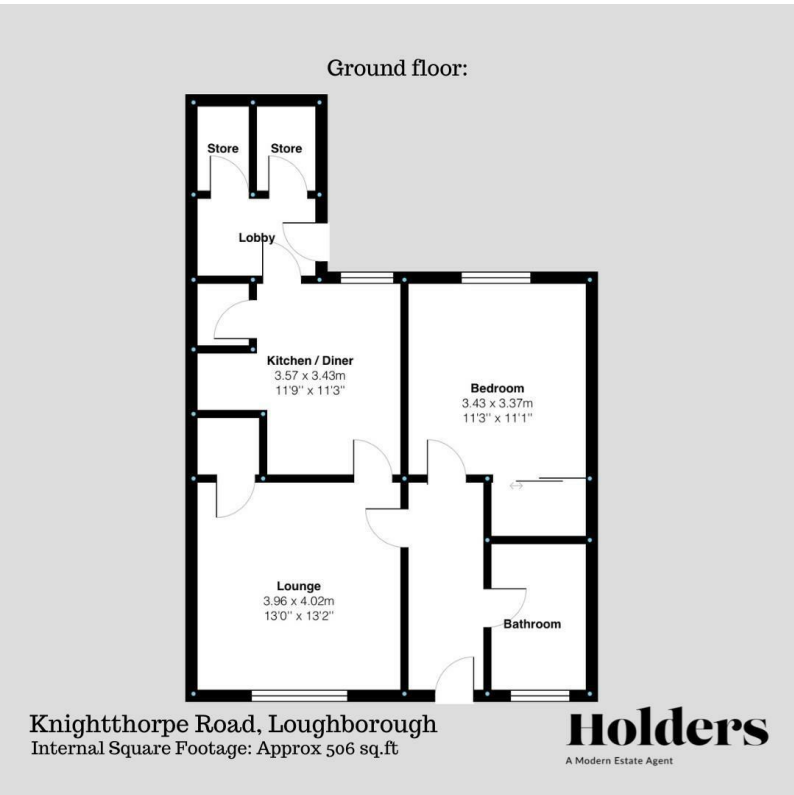
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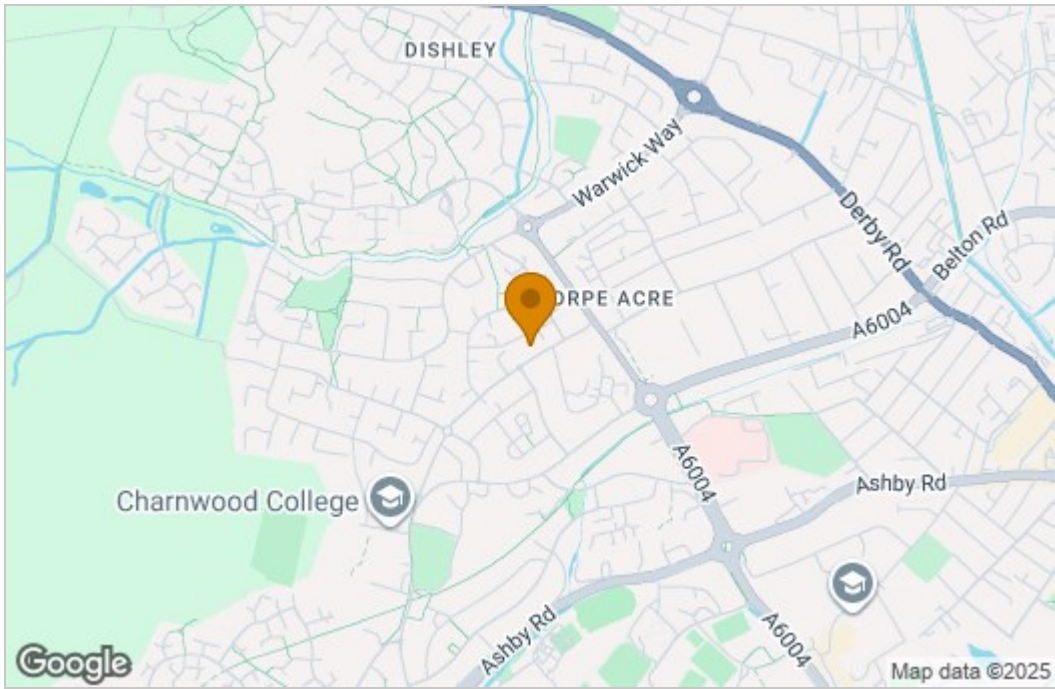
## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

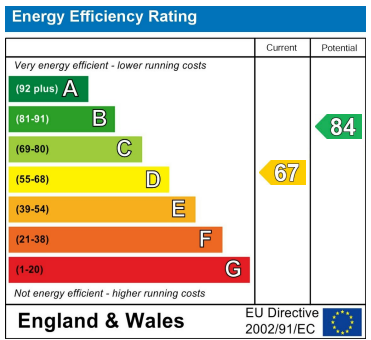
Floor Plan



Area Map



Energy Efficiency Graph



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