Holders

A Modern Estate Agent

8 Walnut Road, Loughborough, LE11 2JU

£275,000

Nestled on the charming Walnut Road in Loughborough, this immaculately presented semi-detached house offers a delightful blend of modern living and comfortable space. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra room for guests. In brief externally the property offers off road parking for two cars, front and rear gardens and an outside annexe offering a bedroom, kitchen and shower room.

Summary

Upon entry to the property via the front door you arrive in the entrance hallway, this provides access to the lounge and breakfast kitchen.

The lounge provides a warm welcome, ideal for relaxation or entertaining.

The breakfast kitchen is fitted with a modern range of matching wall and base units with a lovely breakfast bar seating area.

Upstairs there are three well proportioned bedrooms and the family bathroom.

Additionally, the converted loft room offers further flexibility and storage space.

One of the standout features of this home is the thoughtfully designed annexe, which includes a bedroom, kitchen, and shower. This versatile space can serve as a guest suite, a home office, or even a rental opportunity, adding significant value to the property.

The property boasts both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or those who simply enjoy the fresh air. The modern decoration throughout the home ensures a stylish and contemporary feel, making it easy for new owners to move in without the need for immediate renovations.

Parking is a breeze with space for two vehicles, a valuable asset in this desirable area. Don't miss the opportunity to make this splendid property your own.

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 before finalising their offer to purchase.

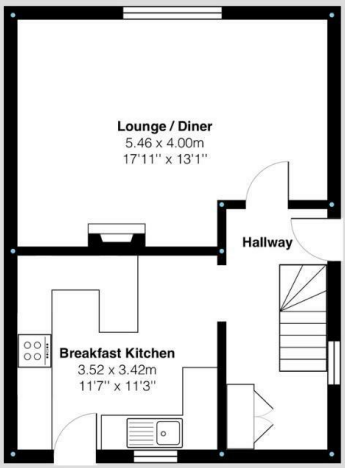
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: 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

Floor Plan

Ground Floor



Walnut Road, Loughborough
Internal Square Footage: Approx 1288 sq.ft

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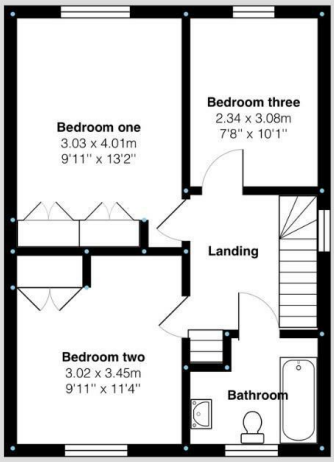
First Floor



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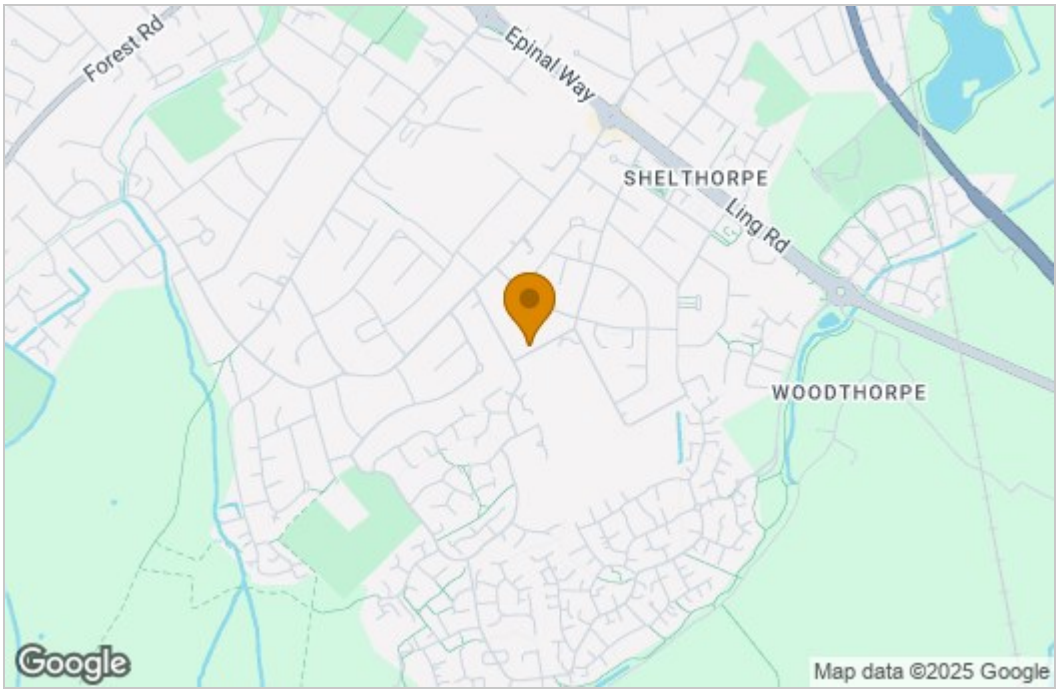
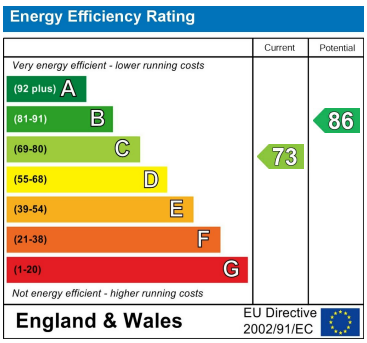
Area Map



Energy Efficiency Graph



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