





A Modern Estate Agent



 3
  1
  2
 



88 Kings Avenue

, Loughborough, LE11 5HY

£215,000



This generously sized three-bedroom semi-detached home is nestled in a highly sought-after neighborhood, known for its community feel and convenient access to local amenities. Residents will appreciate the close proximity to a variety of shops, cafes, and essential services, all within a leisurely walking distance. Additionally, the vibrant town center of Loughborough, which offers a broader range of amenities including supermarkets, restaurants, and recreational facilities, is located less than one mile away.

Enter through the entrance hallway into a front facing lounge with a large kitchen / dining room to the rear. To the first floor there are three bedrooms two of which are double in size and a fitted bathroom. The rear of the property sees a pleasant and well sized rear garden.

Upon entering the property via the entrance hallway this provides access onto the Lounge and stairwell rising to first floor. The Lounge is a spacious room making a wonderful space for all the family with a bay fronted window to front elevation. Providing further living space is the kitchen diner situated to the rear of the property.

Ascend onto the first floor and you will find three well sized bedrooms and family bathroom. The family bathroom is complete with a bath and shower over, wash hand basin and a w.c.

To the outside the property is set on a generous plot with the rear garden being privately aspected and is

complete with a patio space accessed directly from the rear of the property and a large lawn space.

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Kitchen / Diner
5.20 x 2.97m
17'1" x 9'9"

Lounge
4.19 x 4.53m
13'9" x 14'10"

Kings Avenue, Loughborough
Internal Square Footage: 818 sq.ft

Holders
A Modern Estate Agent

Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.