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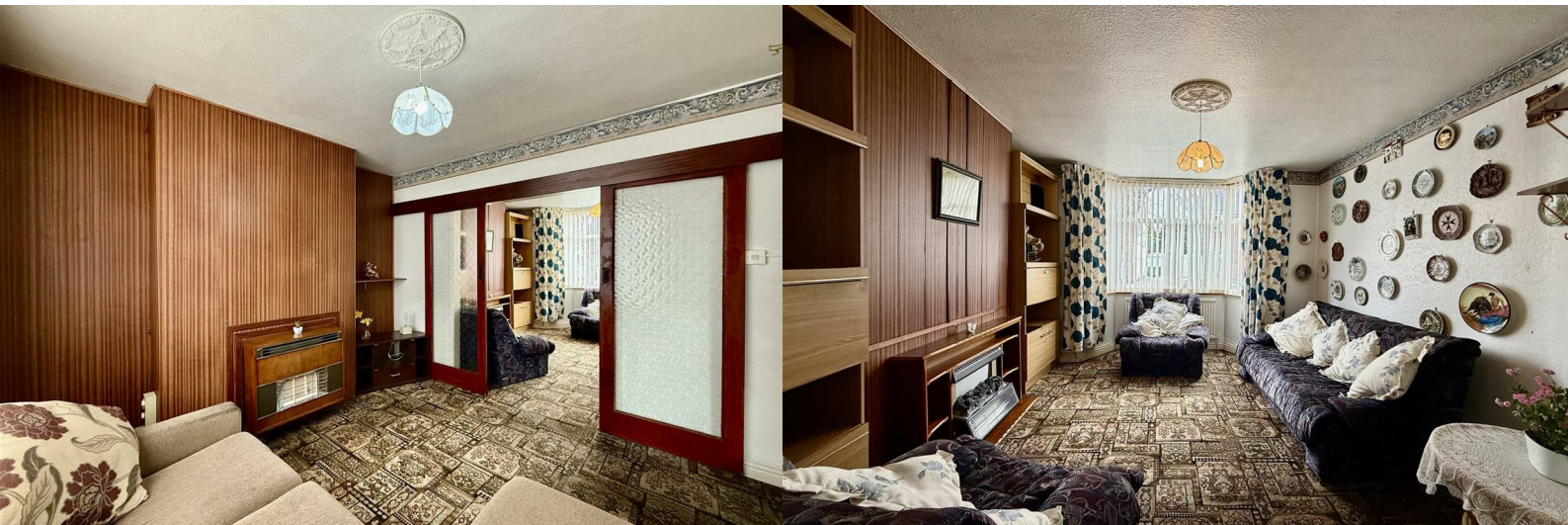
A Modern Estate Agent



4 Whitehouse Avenue

, Loughborough, LE11 2PW

£215,000



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A great opportunity to acquire this spacious and extended three-bedroom semi-detached home, offered with the added benefit of NO UPWARD CHAIN! This property is perfect for families and individuals alike, providing ample living space and a fantastic location close by to local amenities.

As you enter the home, you are greeted by a welcoming porch that leads into a generous entrance hallway, providing access to all ground floor accommodation and a useful understair storage cupboard. The living room, located at the front of the house, features an attractive bay window that floods the space with natural light, creating a warm and inviting atmosphere. Adjacent to the living room, you'll find a dedicated dining area, perfect for family meals and entertaining guests.

To the rear is the well-proportioned extended kitchen, which offers plenty of room to suit the buyers needs. With ample counter space and storage, the kitchen also has a door onto the rear garden.

Venturing upstairs, the property boasts three comfortable bedrooms. The family bathroom is conveniently located on this level, providing essential amenities for the household.

Outside, the property features a driveway on the side, providing convenient off-road parking and leading to a detached garage, perfect for additional storage or as a workshop. The rear garden is a

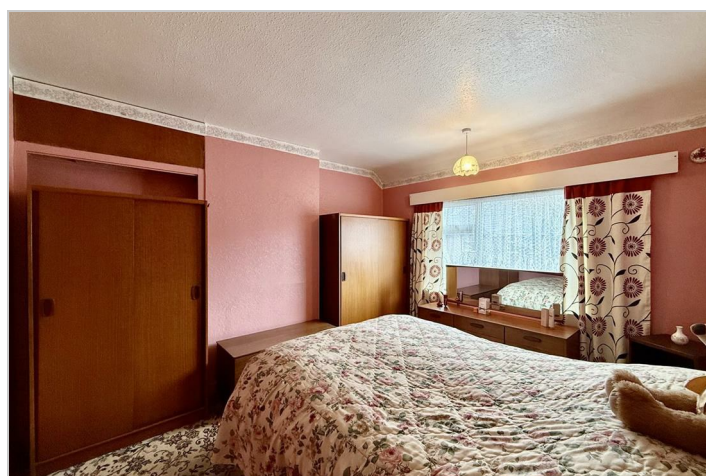
standout feature, offering a generous outdoor space ideal for children to play, gardening enthusiasts, or simply enjoying al fresco dining during the warmer months.

Situated on Whitehouse Avenue, this home is conveniently located near a variety of amenities. Residents will benefit from proximity to reputable local schools, beautiful parks, supermarkets, shops, and a diverse selection of restaurants. The area also boasts excellent transport links, ensuring easy access to major roadways and public transport options.

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
2.36 x 4.66m
7'9" x 15'4"

Dining Area
3.45 x 3.55m
11'4" x 11'8"

Lounge
3.72 x 4.47m
12'2" x 14'8"

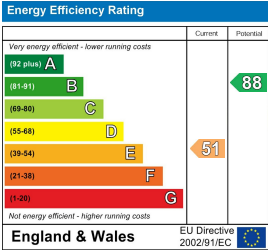
Whitehouse Avenue, Loughborough
Internal Square Footage: 893 sq.ft

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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.