

# Holders

A Modern Estate Agent



**18 Acer Close, Loughborough, LE11 2JZ**

**£210,000**

Situated within the highly sought-after Fairmeadows Estate, this two-bedroom semi-detached home presents an excellent opportunity for a wide range of prospective purchasers. Whether you are a first-time buyer taking your first step onto the property ladder, an investor seeking a well-positioned rental property, or a downsizer looking for a manageable yet comfortable home, this property offers both versatility and long-term appeal.

## **Summary**

The well-planned accommodation is both practical and inviting, beginning with a welcoming lounge that provides a comfortable and relaxing space to unwind at the end of the day. Generous natural light enhances the room, creating a warm and homely atmosphere suitable for both quiet evenings and social gatherings. Leading through, the fitted kitchen is thoughtfully arranged with a range of storage cupboards and work surface space, offering functionality for everyday cooking while remaining open and accessible to the adjoining areas of the home.

To the rear, a bright conservatory/dining room serves as a versatile extension of the living space, ideal for family meals, entertaining guests, or even use as a home office or playroom. Large windows and glazed doors overlook and open directly onto the rear garden, allowing light to flood in and creating a pleasant indoor-outdoor flow that is particularly enjoyable during the warmer months.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, each offering comfortable accommodation with space for wardrobes and additional furnishings. These rooms are complemented by a modern family bathroom fitted with contemporary fixtures and a clean, neutral finish, ensuring the home is ready to move straight into. Throughout the first floor, the property is presented in good decorative order, reflecting careful maintenance and pride of ownership.

Externally, the home benefits from a carport and additional off-road parking, providing practical and convenient vehicle storage. The rear garden is of a generous size and offers a pleasant outdoor setting, ideal for relaxing, gardening, or entertaining friends and family. With space for seating areas, planting, or play equipment, it caters well to a variety of lifestyles.

Ideally positioned within easy reach of Loughborough town centre, the property enjoys close proximity to a wide range of amenities including reputable local schools, shops, supermarkets, leisure facilities, and excellent transport connections. Combining comfortable living spaces, useful outdoor features, and a highly convenient location, this home represents a well-rounded and appealing opportunity for a broad spectrum of buyers.

## **Disclaimer**

1. Intending purchasers will be asked to produce

identification documentation.

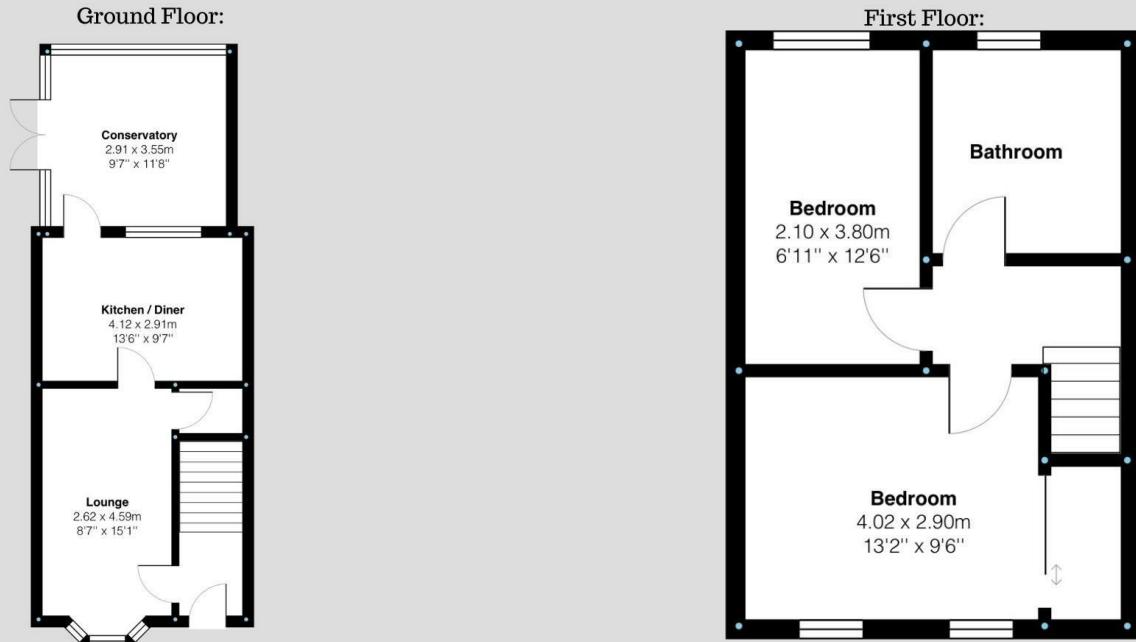
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment 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](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)

## Floor Plan



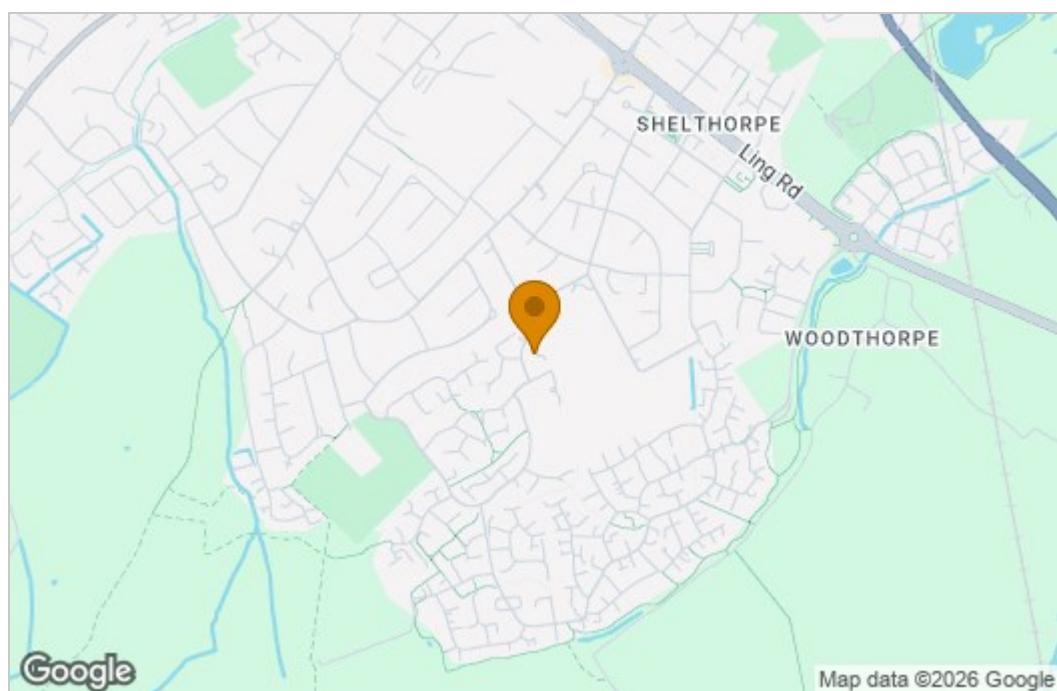
Acer Close, Loughborough  
Internal Square Footage: Approx 592 sq.ft

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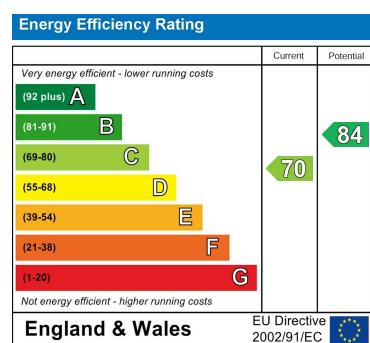
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## Area Map



## Energy Efficiency Graph



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