

Holden's

A Modern Estate Agent



25 Burleigh Road, Loughborough, LE11 3BA

£199,950

This recently refurbished two double-bedroom home offers stylish, modern living in a highly convenient location just a short distance from the town centre and its range of shops, amenities, and transport links. Finished in neutral décor throughout, the property provides a bright and welcoming atmosphere that is ready for immediate occupation. NO UPWARD CHAIN.

The ground floor features a generously sized 15ft lounge, offering ample space for both relaxation and entertaining. To the rear of the property is an impressive 18ft recently refitted kitchen/diner, thoughtfully designed with contemporary units, plentiful worktop space, and room for a family dining table, making it the true heart of the home. A newly refitted downstairs W.C. adds further practicality and convenience.

Summary

The property is entered via a PVCu double-glazed front door which opens into a welcoming entrance hall, providing access to the main living areas and featuring a staircase rising to the first floor along with a radiator for added comfort. From here, doors lead through to the lounge and the conveniently positioned downstairs W.C.

The downstairs W.C. is fitted with a modern two-piece suite comprising a close-coupled toilet and a wall-mounted wash hand basin, complemented by a PVCu double-glazed window to the side elevation which allows in natural light and ventilation.

The lounge is a well-proportioned and comfortable living space, enhanced by a PVCu double-glazed window overlooking the rear garden which fills the room with natural light. A decorative style fireplace with a living flame effect gas fire creates an attractive focal point, while a radiator ensures warmth. A door leads seamlessly through to the kitchen/diner, making the layout ideal for both everyday living and entertaining.

The kitchen/diner is fitted with a comprehensive range of wall, base, and drawer units paired with laminate work surfaces, offering ample storage and preparation space. It includes a stainless-steel sink with drainer, space for a freestanding cooker with a built-in stainless-steel overhead extractor fan, and designated space for a fridge freezer. There is additional under-counter space and plumbing for a washing machine, as well as a wall-mounted boiler. A radiator provides heating, while a PVCu double-glazed window to the front elevation and a matching double-glazed door leading outside ensure the room is bright, airy, and practical for day-to-day use.

The first-floor landing offers access to the loft space and includes a useful storage cupboard, with doors leading to both bedrooms and the family bathroom.

The principal bedroom is a spacious double room positioned to the front of the property, benefiting from a large PVCu double-glazed window that allows for plenty of natural light and creates a bright, airy atmosphere. The second bedroom is also well-sized and versatile, suitable for use as a guest room, child's bedroom, or home office, and features a PVCu double-glazed window to the front elevation along with a radiator.

The family bathroom is fitted with a modern three-piece suite consisting of a close-coupled W.C., pedestal wash hand basin, and a P-shaped bath with

a shower fitted over and a curved screen. A chrome ladder-style radiator adds a contemporary touch while providing efficient heating, and a PVCu double-glazed window to the rear elevation offers natural light and ventilation.

Externally, the property benefits from gated access at the front leading to a paved patio pathway which guides you to the entrance. Additional gated side access leads through to the enclosed rear garden, which features a combination of lawn and patio areas, providing an ideal space for outdoor seating, dining, or family use. The garden is fully enclosed by wooden fencing, offering both privacy and security.

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 Disclaimer

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

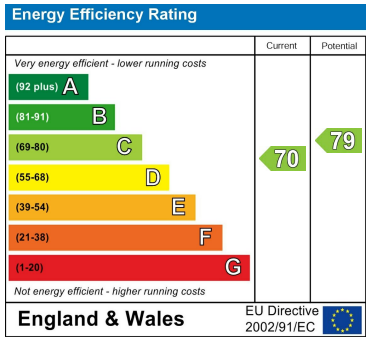
Floor Plan



Area Map



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.