

# Holders

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**

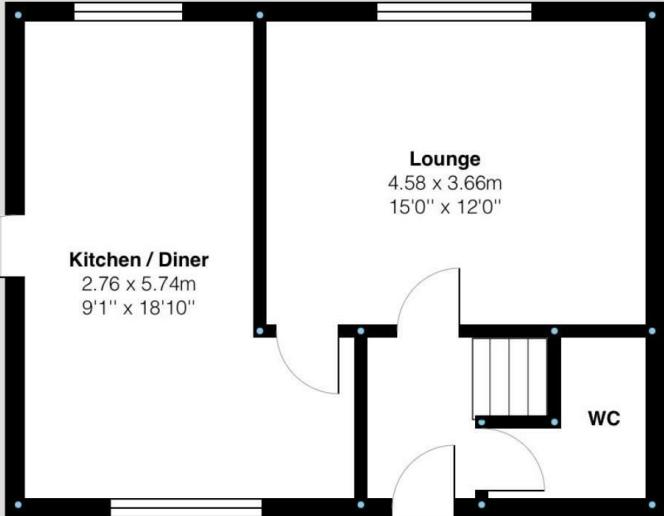
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## Floor Plan

Ground Floor:



First Floor:



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Internal Square Footage: Approx 797 sq.ft

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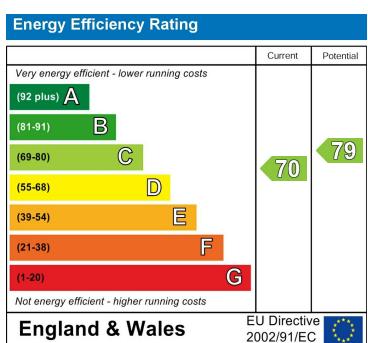
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## Area Map



## Energy Efficiency Graph



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