

## A Modern Estate Agent



£219,950

Situated on Aitken Way in the highly sought-after Grange Park estate, this property offers modern accommodation throughout and benefits from off-road parking and a garage. Loughborough town provides convenient access to a mainline railway station with regular services to London St. Pancras, as well as easy links to East Midlands Airport.

## Summary

Upon entering the property, you are welcomed into a bright entrance hall, accessed via the main front door, which provides direct access to the ground-floor accommodation.

To the front of the home sits the kitchen, fitted with a comprehensive range of wall and base units and offering ample preparation space. The room is equipped with a gas hob, oven, fridge, freezer, and a sink with drainer. A UPVC double-glazed window to the front elevation allows natural light to fill the space, creating a pleasant area for cooking and dining.

The ground floor W.C is conveniently positioned off the hallway and comprises a W.C, pedestal wash basin, radiator, and a UPVC double-glazed window to the front elevation.

Situated at the rear of the property is the spacious lounge, featuring a useful built-in storage cupboard and a radiator. Stylish French doors open directly onto the rear garden, providing a seamless transition between indoor and outdoor living—ideal for relaxing or entertaining.

Stairs rise to the first floor, where you will find two well-proportioned bedrooms and the family bathroom.

Bedroom One is located to the front of the property and benefits from a UPVC double-glazed window, radiator, and a handy storage cupboard. The family bathroom comprises a panelled bath with shower over, W.C, pedestal wash basin, and a heated towel rail. Bedroom Two, positioned at the rear, offers a pleasant outlook over the garden and includes a UPVC double-glazed window and radiator.

Externally, the property enjoys both front and rear gardens, providing outdoor space for planting, leisure, or play. Additionally, the home benefits from off-road parking and a garage, offering excellent practicality and convenience.

## 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.

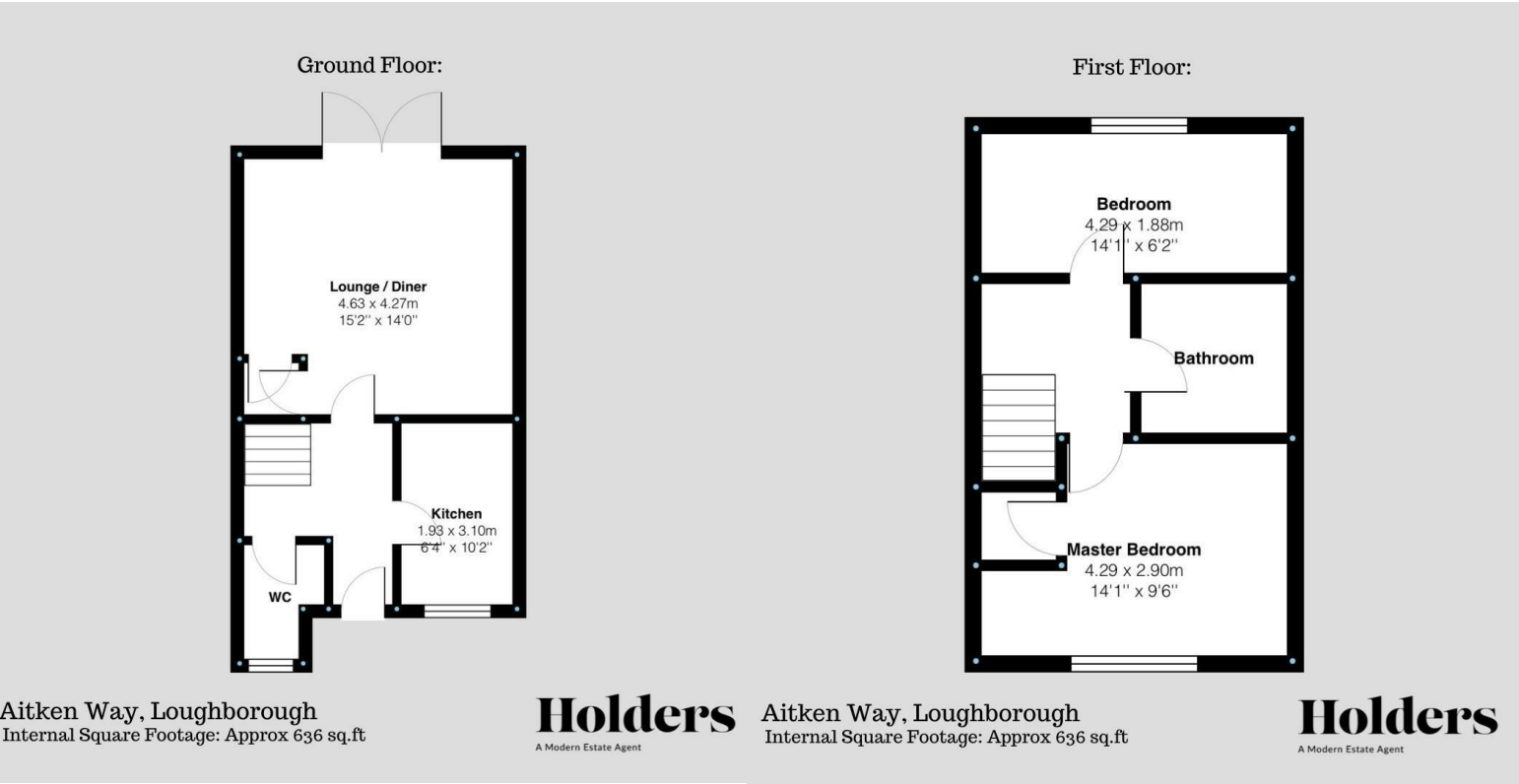
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

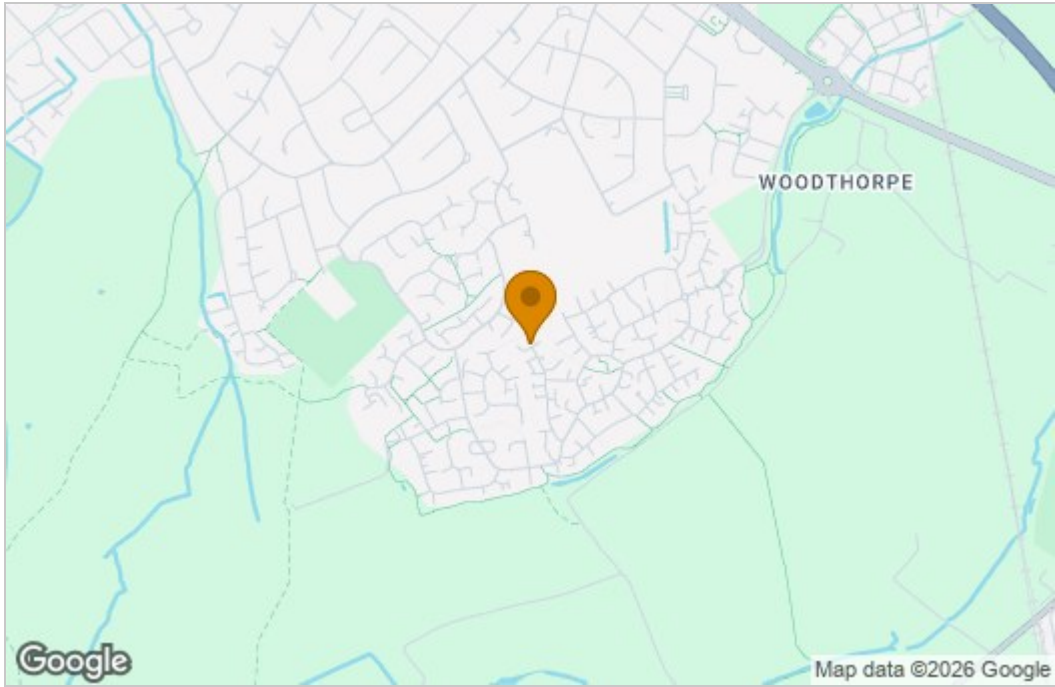
## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://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](https://check-long-term-flood-risk.service.gov.uk/postcode)

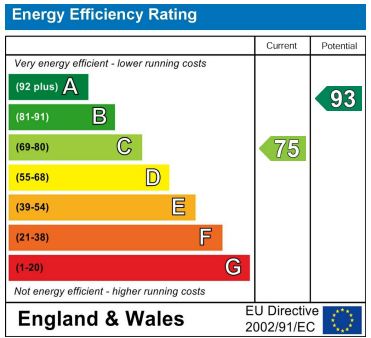
Floor Plan



Area Map



Energy Efficiency Graph



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