

Holden's

A Modern Estate Agent



4 Whitehouse Avenue, Loughborough, LE11 2PW

£260,000

Beautifully renovated and extended three-bedroom semi-detached home offering stylish, move-in ready accommodation with a brand-new kitchen and bathroom, updated heating and electrics, detached garage, off-road parking and a generous rear garden. Ideally situated close to local amenities, well-regarded schools and excellent transport links, making it an excellent choice for families and professionals alike.

Summary

An excellent opportunity to acquire this beautifully renovated and extended three-bedroom semi-detached home, occupying a generous plot with a large rear garden, detached garage and off-road parking. Thoughtfully modernised throughout, the property offers stylish, move-in ready accommodation that will appeal to a wide range of buyers, from first-time purchasers to growing families.

The accommodation begins with an entrance porch leading into a welcoming hallway with useful understairs storage. To the front of the property, the bay-fronted lounge is filled with natural light and provides a comfortable space to relax, whilst the separate dining room offers an ideal setting for family meals and entertaining. To the rear, the extended kitchen has been completely refitted with contemporary units and work surfaces, creating a practical and attractive space with direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms served by a stylishly refitted family bathroom, finished to a high standard with modern fixtures and fittings.

Since purchasing the property, the current owners have carried out an extensive programme of improvements, including the installation of a brand-new kitchen and bathroom, replacement of the heating system with a combi boiler, removal of the original gas fires, upgraded electrics with additional power sockets, new radiators including the second bedroom, replacement floorboards where required, new carpets throughout, upgraded light fittings and complete redecoration, resulting in a home that is ready to move straight into.

Outside, the property continues to impress with a driveway providing off-road parking and access to the detached garage, offering excellent storage or workshop potential. The generous rear garden provides plenty of space for children to play, keen gardeners to enjoy, or for outdoor entertaining during the warmer months.

Whitehouse Avenue is a well-established residential location, conveniently positioned for a wide range of local amenities including shops, supermarkets, well-regarded schools and parks. The property also benefits from excellent transport links, providing easy access to Loughborough town centre, the university and major road networks, making it an ideal location for commuters and families alike.

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.

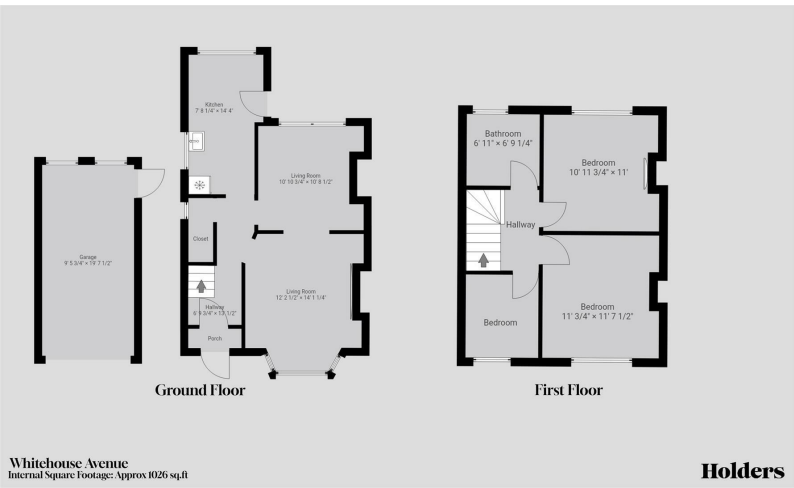
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

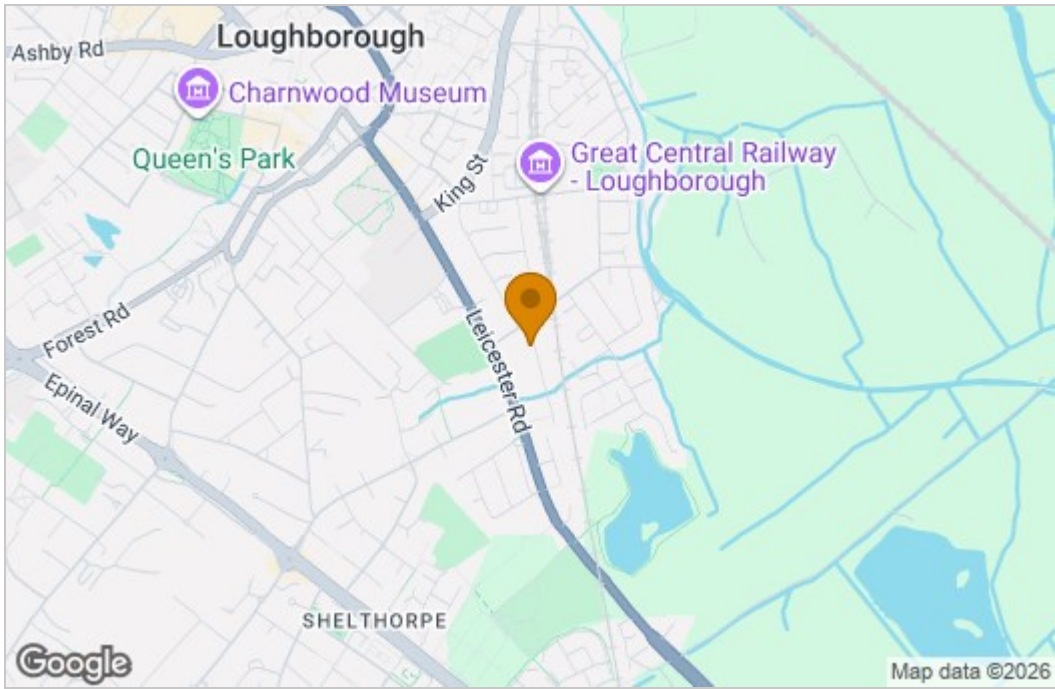
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

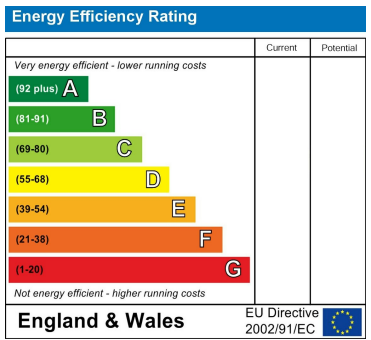
Floor Plan



Area Map



Energy Efficiency Graph



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