

# Holden's

A Modern Estate Agent



60 Avenue Road, Loughborough, LE12 7PG

£200,000

Occupying an end position and benefiting from a larger-than-average plot, this refurbished modern two-bedroom end-terraced property presents an excellent opportunity for first-time buyers.

The property enjoys gardens to the front, side and rear, offering generous outdoor space. Internally, the accommodation briefly comprises an entrance porch, a living room and a modern fitted dining kitchen. To the first floor, a landing provides access to two well-proportioned bedrooms and a family bathroom.

Externally, the property further benefits from a garage situated within a separate block, providing additional storage or parking.

The property has been recently renovated by the current vendor and has had replacement carpets and flooring throughout, newly fitted radiators, a newly fitted kitchen and bathroom suite, new doors to front and rear, landscaped rear garden and a rewire of electrics.

## Summary

### Entrance Porch

The property is entered via a uPVC double-glazed entrance door with inset leaded opaque glass, leading into the entrance porch. The porch benefits from cloaks hanging space and a built-in meter cupboard, with a door providing access to the living room.

### Living Room – 4.27m x 4.24m (14'0" x 13'11")

A well-proportioned living room, including the staircase to the first floor, featuring a uPVC double-glazed window to the front elevation, radiator and laminate flooring. A door leads through to the fitted dining kitchen.

### Fitted Dining Kitchen – 4.27m x 2.69m (14'0" x 8'10")

The kitchen is fitted with a sink with a stainless steel mixer tap and cupboards beneath, together with a range of wall and base units complemented by rolled-edge work surfaces and a tiled splashback. There is a fitted oven and hob, space for a fridge freezer and plumbing for a washing machine. Further features include a radiator to the dining area and uPVC double-glazed sliding patio doors overlooking and providing access to the rear garden. A further uPVC door, with an adjacent window, also provides access to the garden.

### First Floor

#### Landing

The first-floor landing provides access to two double bedrooms and the bathroom. There is also an airing cupboard housing the combination gas-fired boiler and a loft access hatch.

### Bedroom One – 3.23m x 3.33m (10'7" x 10'11", excluding recess)

A double bedroom featuring a uPVC double-glazed window to the front elevation, enjoying a pleasant outlook towards The Green, together with a radiator.

### Bedroom Two – 3.56m x 2.36m (11'8" x 7'9")

A further well-proportioned bedroom with a uPVC double-glazed window to the rear elevation, offering roofscape views across the village, and a radiator.

### Bathroom

The bathroom is fitted with a panelled bath with an additional shower over. There is also a low-flush WC, wash hand basin with chrome mixer tap, radiator and a uPVC double-glazed opaque window

to the rear elevation.

### Outside

#### Front and Side Gardens

Occupying an attractive end position, the property benefits from a larger-than-average plot. The front garden features a pathway leading to the entrance door and enjoys a pleasant outlook towards The Green. To the side of the property is a further area of garden which may offer potential for an extension, subject to the necessary planning permissions and consents.

#### Rear Garden

The generously proportioned and well-maintained rear garden is a particular feature of the property.

#### Main Garden

Beyond the patio, the main garden is predominantly laid to lawn being recently returfed with a patio retaining wall. Further features include a small summerhouse and a timber-built garden shed. The generous size and additional garden features make this outdoor space a particularly appealing aspect of the property.

## Disclaimer

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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.

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[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

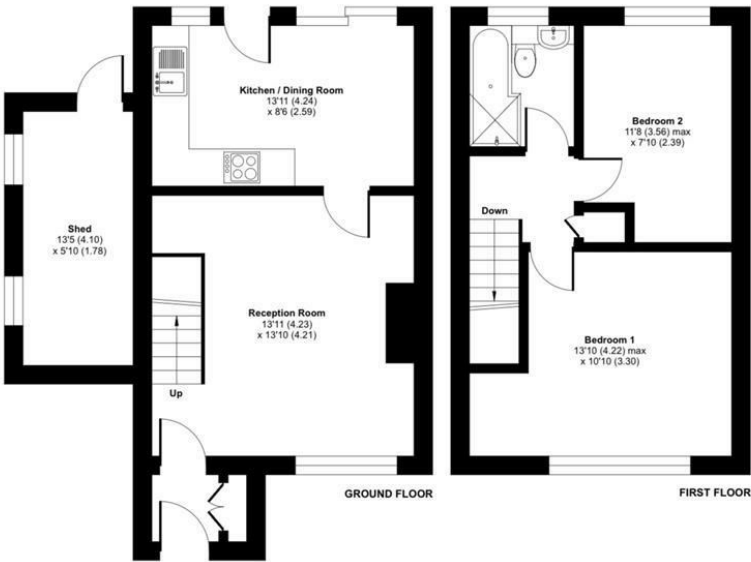
To check Flood Risk please use the following link:

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Floor Plan

Avenue Road, Sileby, Loughborough, LE12

Approximate Area = 655 sq ft / 60.8 sq m  
Outbuilding = 79 sq ft / 7.3 sq m  
Total = 734 sq ft / 68.1 sq m  
For identification only - Not to scale

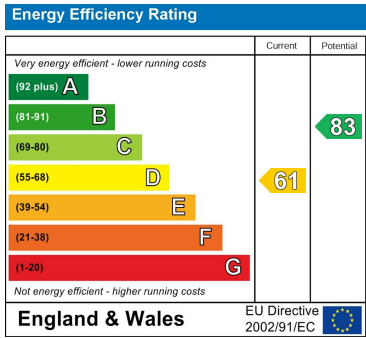


Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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Area Map



Energy Efficiency Graph



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