

Holderr

A Modern Estate Agent



27 Whitehouse Avenue, Loughborough, LE11 2PN

£310,000

A substantially improved and stylish three-bedroom home, featuring a newly extended living dining kitchen with navy Shaker-style cabinetry, central island and bi-fold doors, alongside a beautifully refitted bathroom and useful utility room. Offering a generous rear garden, driveway parking and attractive living accommodation throughout, the property is offered for sale with no upward chain.

Summary

An impressive and substantially improved three-bedroom home, beautifully transformed by the current vendors to create a stylish and highly versatile modern living space. Offered for sale with no upward chain, the property combines contemporary design with generous proportions and a well-established rear garden, making it an appealing choice for a wide range of buyers.

The property is approached via a low-maintenance driveway providing useful off-road parking, with a front entrance door opening into the welcoming hallway. From here, there is access to the separate front-aspect lounge, which enjoys plenty of natural light through a characterful bow window and is further enhanced by a multi-fuel burner, creating a warm and inviting focal point.

The heart of the home is undoubtedly the newly extended living dining kitchen, thoughtfully designed to provide an impressive open-plan environment for both everyday living and entertaining. The space is filled with natural light courtesy of a skylight and wide bi-fold doors opening onto the rear garden. Underfloor heating runs throughout the extended living dining kitchen, offering year-round comfort and the added convenience of being controlled via the Hive app. The kitchen itself is fitted with a range of navy Shaker-style units, complemented by a central island with integrated power sockets, providing additional preparation space and a sociable focal point. A filtered water tap adds a further practical touch, whilst the cooker and fridge are included within the sale.

Also located on the ground floor is the newly fitted family bathroom, finished with contemporary full-height tiling and an excellent suite comprising his and hers wash hand basins, a bath, walk-in shower and WC. A large illuminated LED mirror further enhances the stylish finish.

A useful utility room completes the ground floor, providing additional practical storage and workspace whilst housing the central heating boiler and a further wash hand basin.

To the first floor are three well-sized bedrooms, offering comfortable accommodation for families, couples or those requiring additional space for a home office or guest room.

Outside, the generous rear garden provides an excellent extension of the living space, featuring a

paved patio seating area adjoining the property, areas of lawn and established planted borders, creating an attractive and mature setting. The combination of substantial internal improvements, versatile living accommodation, modern comforts and a generous garden makes this a particularly appealing home.

The property is offered for sale with no upward chain.

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.

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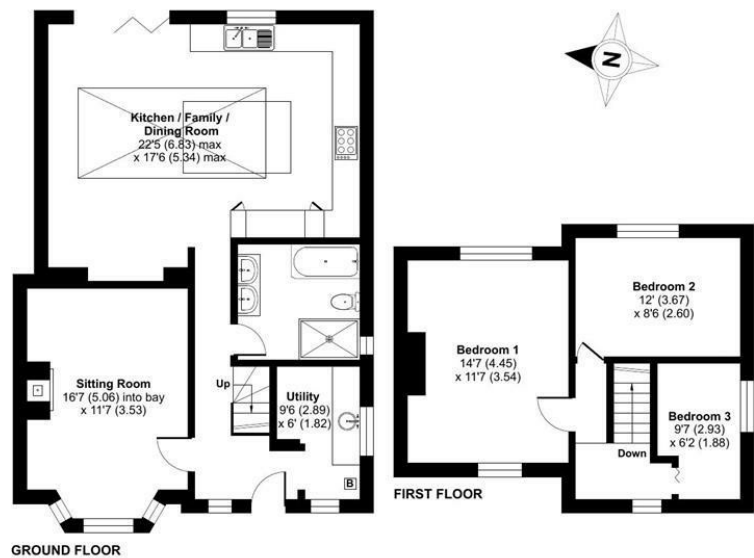
Extra Information

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

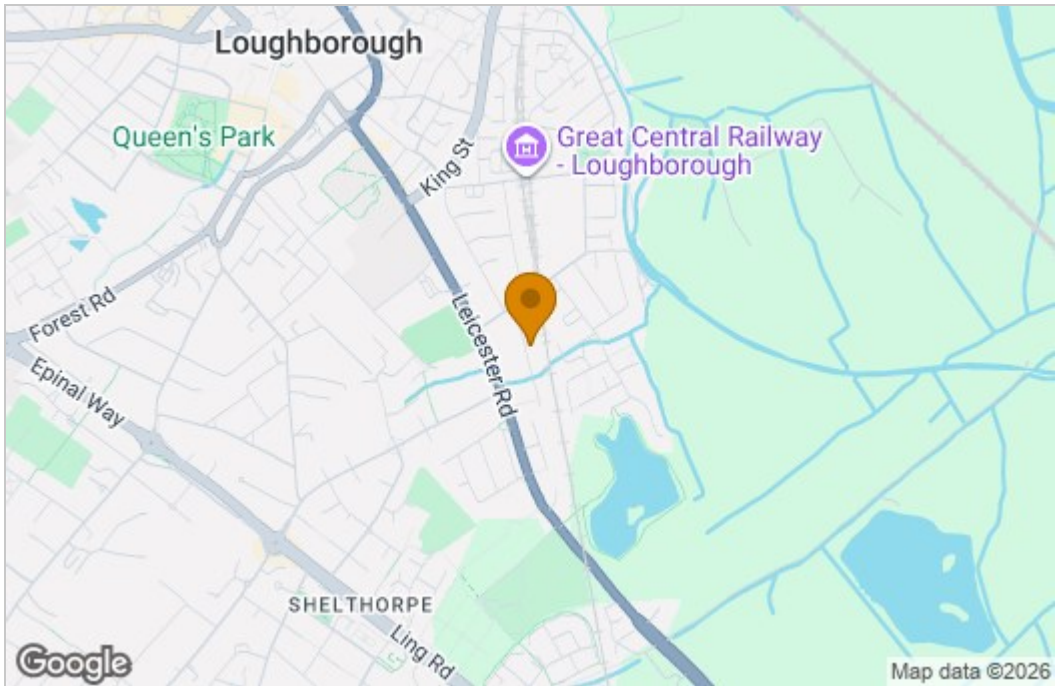
Whitehouse Avenue, Loughborough, LE11

Approximate Area = 1193 sq ft / 110.8 sq m
For identification only - Not to scale

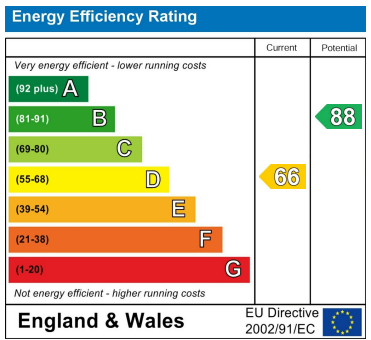


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Holders. REF: 1526555

Area Map



Energy Efficiency Graph



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