Holders

A Modern Estate Agent









11 Barbary Close, Loughborough, LE12 5EX

Offers in the region of £220,000

A stylish and well-presented home featuring a contemporary high-gloss kitchen, modern family bathroom, allocated parking and an enclosed rear garden. Situated in a popular residential location, this property is ideally suited to first-time buyers, professionals and investors alike. NO UPWARD CHAIN.

Summary

Occupying a pleasant position within a popular residential development, this well-presented home offers stylish, low-maintenance accommodation, making it an ideal purchase for first-time buyers, professionals or investors alike.

The property is approached via an allocated parking space, with an attractive planted area bordering the pathway to the front entrance. Internally, the accommodation has been thoughtfully designed to maximise both comfort and practicality. The contemporary white high-gloss kitchen provides a bright and modern space, while the well-proportioned living accommodation offers an inviting environment for both everyday living and entertaining. Stairs rise to the first floor, where the property continues to impress with well-balanced accommodation and a family bathroom fitted with a modern three-piece suite complemented by tiled surrounds.

To the rear, the enclosed garden enjoys a private setting with fenced boundaries and has been designed to offer a combination of practicality and outdoor enjoyment. A barked area leads through to a lawn, with a pathway extending to the end of the garden, creating an attractive and versatile outdoor space.

Combining modern presentation, allocated parking and an enclosed rear garden, this is an excellent opportunity to acquire a home in a sought-after location with convenient access to local amenities and transport links.

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.

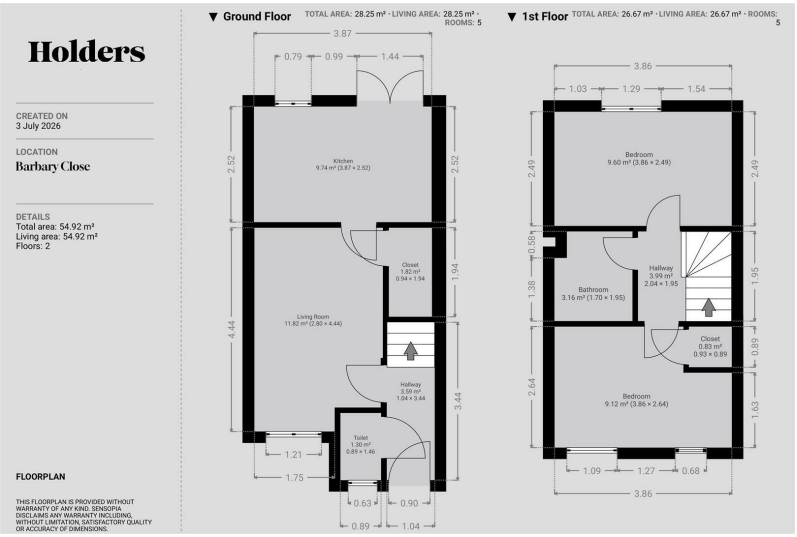
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

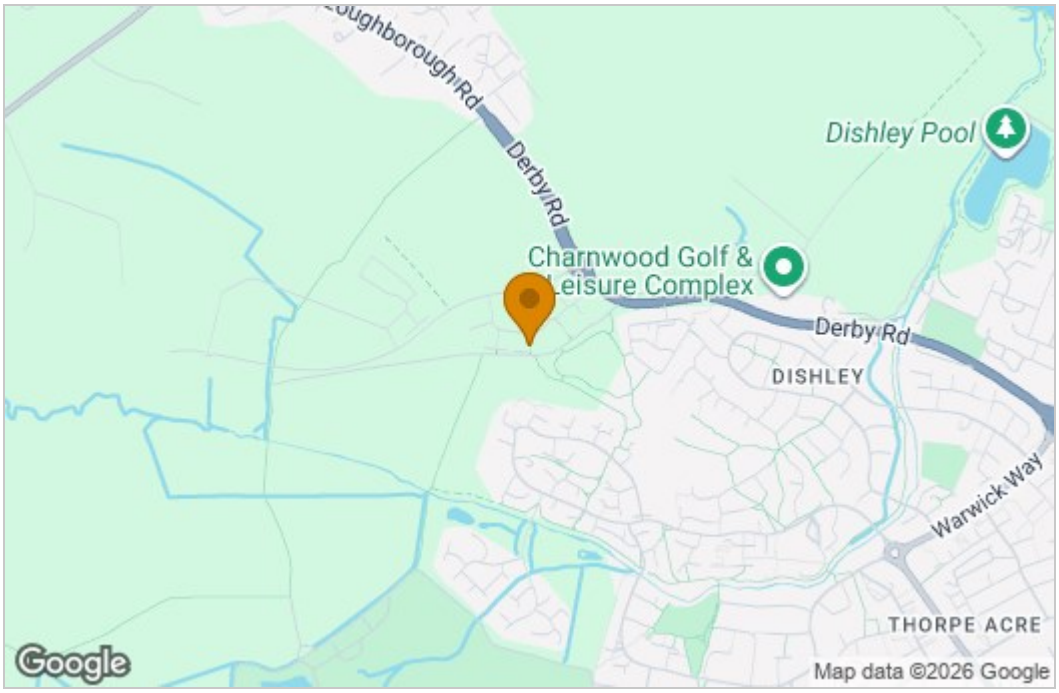
Extra Information

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

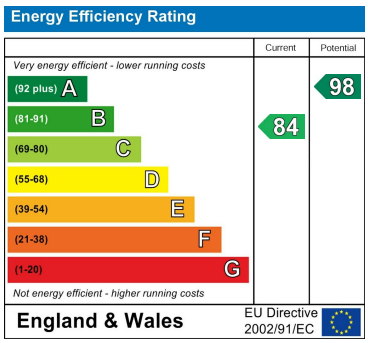
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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