Holders

A Modern Estate Agent









30 Holmfield Avenue, Loughborough, LE11 5HT

£245,000

Situated close to Loughborough town centre, this stylish and extended bay fronted semi-detached home offers three well proportioned bedrooms, including a principal bedroom with ensuite shower room, versatile living accommodation, off road parking and a garage. The property also benefits from a beautifully landscaped rear garden with lawned areas, flower borders and patio seating areas, making it ideal for modern family living and entertaining. NO CHAIN

Summary

Situated in a highly convenient central location close to Loughborough town centre, this stylish and extended bay fronted semi-detached home offers spacious and versatile accommodation ideal for modern family living. Beautifully presented throughout, the property benefits from off road parking, a single garage, a private rear garden and excellent access to local amenities, shops, leisure facilities and transport links.

The welcoming bay fronted lounge is filled with natural light and provides a warm and inviting living space, complete with attractive wood flooring, coving to the ceiling and a feature chimney breast with electric fire. The fitted kitchen is thoughtfully designed with a range of wall and base units, integrated and freestanding appliances, ample worktop space and a useful pantry for additional storage.

To the rear of the property, an additional reception room offers excellent flexibility and could be utilised as a dining room, home office, playroom or snug, whilst enjoying pleasant views over the garden. A downstairs WC adds further practicality to the ground floor accommodation.

Upstairs, the property offers three well proportioned bedrooms, all enjoying plenty of natural light and ample space for furnishings. The principal bedroom further benefits from its own ensuite shower room featuring a shower with tiled surround, creating a comfortable and private retreat. The family bathroom has been stylishly finished with contemporary tiling and modern fittings, while a separate WC provides additional convenience.

Externally, the property continues to impress with a beautifully landscaped rear garden featuring lawned areas, attractive flower borders to the sides and patio seating areas positioned at both the top and bottom of the garden, creating ideal spaces for outdoor dining and entertaining. The garage benefits from power and lighting together with an up and over door and side access, whilst the driveway provides useful off road parking.

This attractive home combines character, practicality and modern living in a sought-after and well-connected location, making it an excellent opportunity for a wide range of buyers.

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.

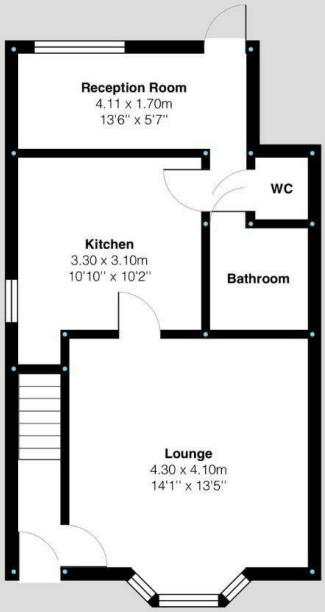
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Extra Information

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

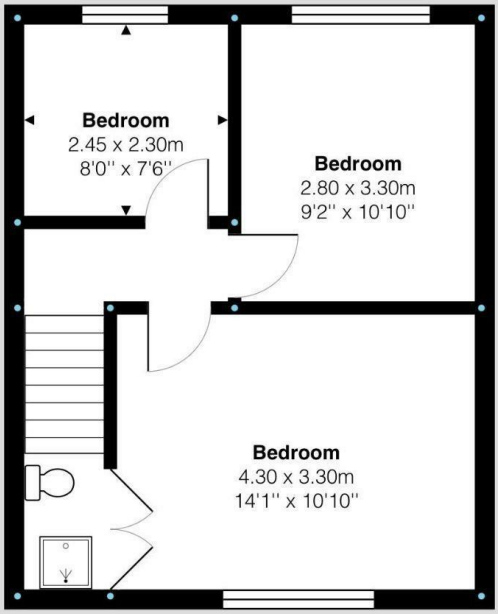
Ground Floor:



Holmfield Avenue, Loughborough
Internal Square Footage: Approx 764 sq.ft

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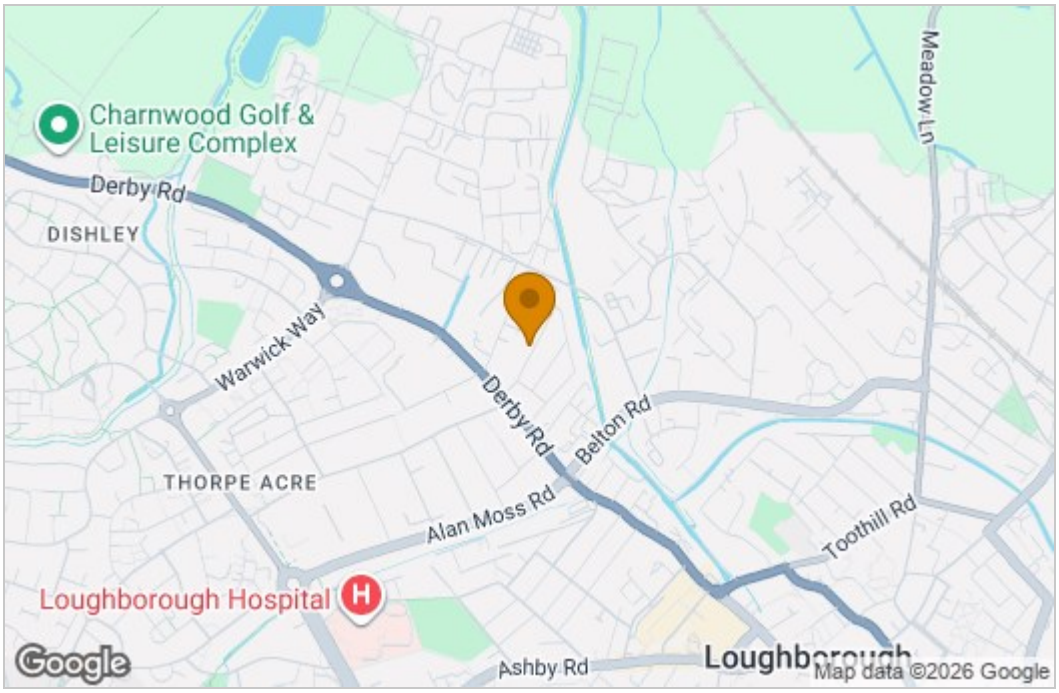
First Floor:



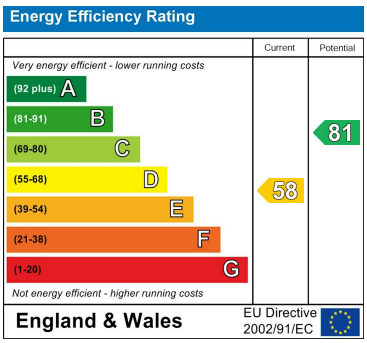
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Area Map



Energy Efficiency Graph



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