# Holders

A Modern Estate Agent










## 135 Braddon Road, Loughborough, LE11 5YU

## £250,000

A well-proportioned three-bedroom home offered with no upward chain, featuring a spacious lounge diner with French doors to the rear garden, fitted kitchen and modern family bathroom. Further benefits include driveway parking, a garage/workshop and enclosed rear garden with patio seating area.

**Summary**
Situated in a popular residential location, this three-bedroom home is offered to the market with no upward chain and provides well-proportioned accommodation, ideal for first-time buyers, growing families or those looking to downsize. The property benefits from a generous lounge diner, fitted kitchen, modern bathroom, driveway providing off-road parking and a useful garage/workshop.

The accommodation begins with an entrance porch leading through to a particularly spacious lounge diner, offering ample room for both relaxing and entertaining. The room features a staircase rising to the first floor, useful under-stairs storage and French doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

The fitted kitchen is positioned to the rear and comprises a range of wall and base units, complementary work surfaces and integrated cooking appliances, together with access to the rear garden.

To the first floor, the landing provides access to three well-proportioned bedrooms, two of which enjoy front-facing aspects, with the remaining bedroom overlooking the rear garden. Completing the accommodation is a modern family bathroom fitted with a three-piece suite, including a bath with shower over.

Externally, the property enjoys a lawned front garden alongside a driveway providing off-road parking and leading to the garage/workshop. The garage offers useful additional storage or potential workspace, with access also available from the rear garden. To the rear, the enclosed garden features a paved patio seating area and lawn, providing an excellent space for outdoor relaxation and entertaining.

Offered with no upward chain, this appealing home combines practical accommodation with useful outside space and parking, making it an excellent opportunity for a range of prospective purchasers.

**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.

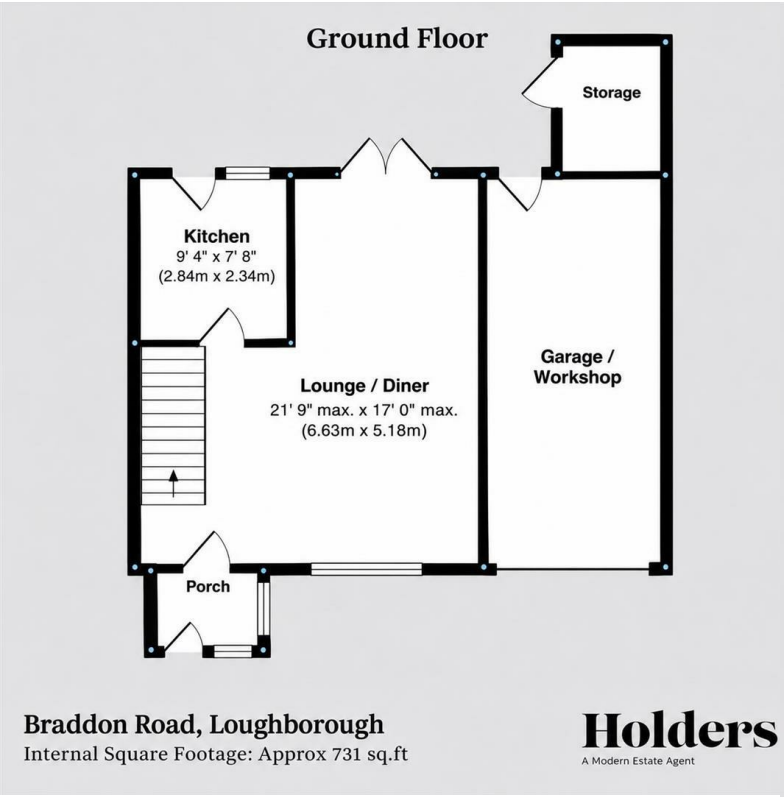
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

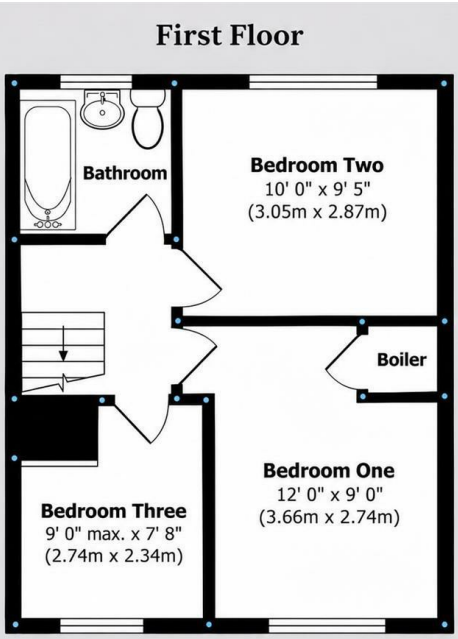
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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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



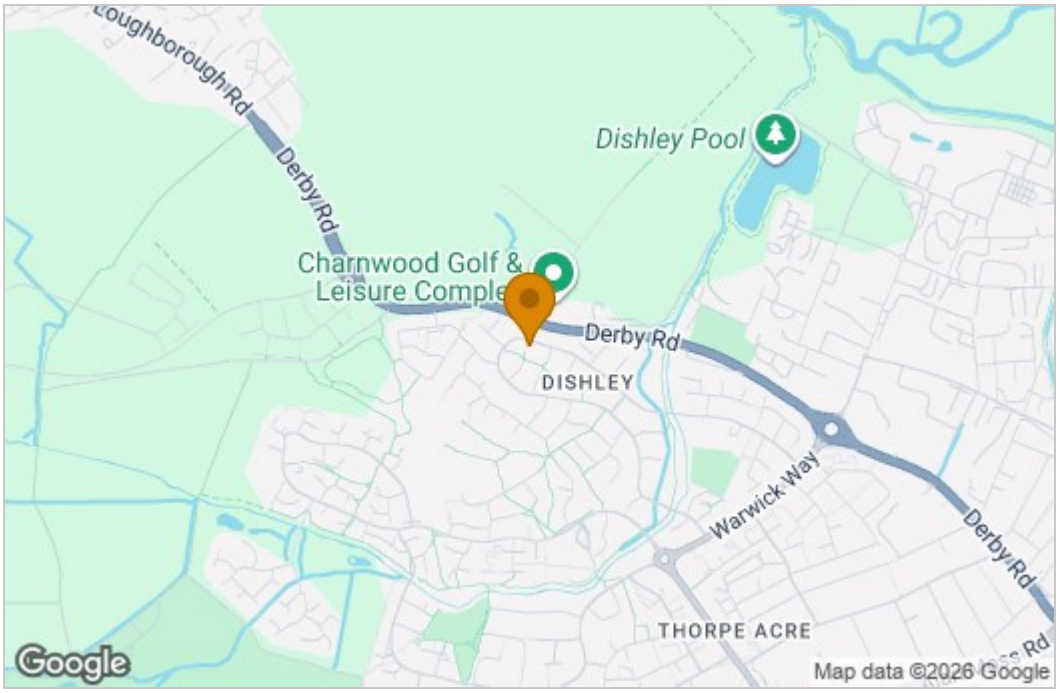

**Braddon Road, Loughborough**
Internal Square Footage: Approx 731 sq.ft

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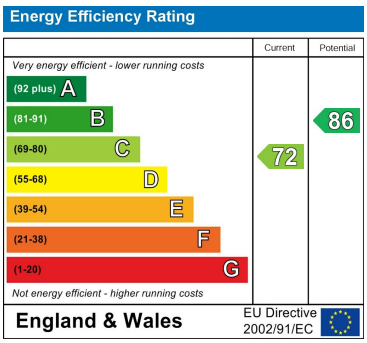
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## Area Map




## Energy Efficiency Graph




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