Holders

A Modern Estate Agent









55 Aitken Way, Loughborough, LE11 2UJ

£240,000

A well-presented three-bedroom mid-terraced home situated in Loughborough, offering well-proportioned accommodation throughout. The property benefits from a welcoming entrance hallway, ground floor WC, comfortable lounge, fitted kitchen, three bedrooms and a family bathroom. Externally, there is a neatly maintained front garden, an enclosed rear garden, off-road parking and a single garage. Ideally suited to first-time buyers, young families or those looking to take their next step onto the property ladder.

Holders Estate Agents are pleased to bring to market this well-presented three-bedroom mid-terraced property, conveniently situated within Loughborough and offering easy access to a range of local amenities, transport links and well-regarded schools. The property provides well-arranged accommodation across two floors, complemented by an enclosed rear garden, off-road parking and a single garage, making it an ideal opportunity for first-time buyers, young families or those looking to take their next step onto the property ladder.

Upon entering the property, you are welcomed into an entrance hallway which provides access to the ground floor accommodation, including a useful cloakroom/WC. The lounge offers a comfortable and inviting living space, with access through to the rear garden, allowing for a natural connection between the indoor and outdoor areas. The kitchen is fitted with a range of wall and base units, providing useful storage and worktop space, along with room for a small dining table and chairs, making it a practical space for everyday living.

To the first floor, the landing gives access to three well-proportioned bedrooms, offering flexibility for a variety of needs, whether used as bedrooms, a home office or additional dressing space. The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC and pedestal wash hand basin.

Externally, the property benefits from a small, hedged front garden, with a pathway leading to the main entrance. To the rear, there is a well-maintained and enclosed garden, providing a pleasant outdoor space to enjoy during the warmer months, entertain guests or simply relax. The garden is fenced to all boundaries and benefits from a rear access gate. Further enhancing the property's appeal is off-road parking and a single garage, which provides additional storage or secure parking and benefits from power and lighting.

The property is conveniently positioned for access to a variety of local amenities and facilities within Loughborough, while nearby parks, green spaces and public walking and running routes provide opportunities to enjoy the outdoors. With its practical layout, three bedrooms and useful outside space, this home offers well-rounded accommodation in a convenient location and is well worth an internal inspection to fully appreciate what is on offer.

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.

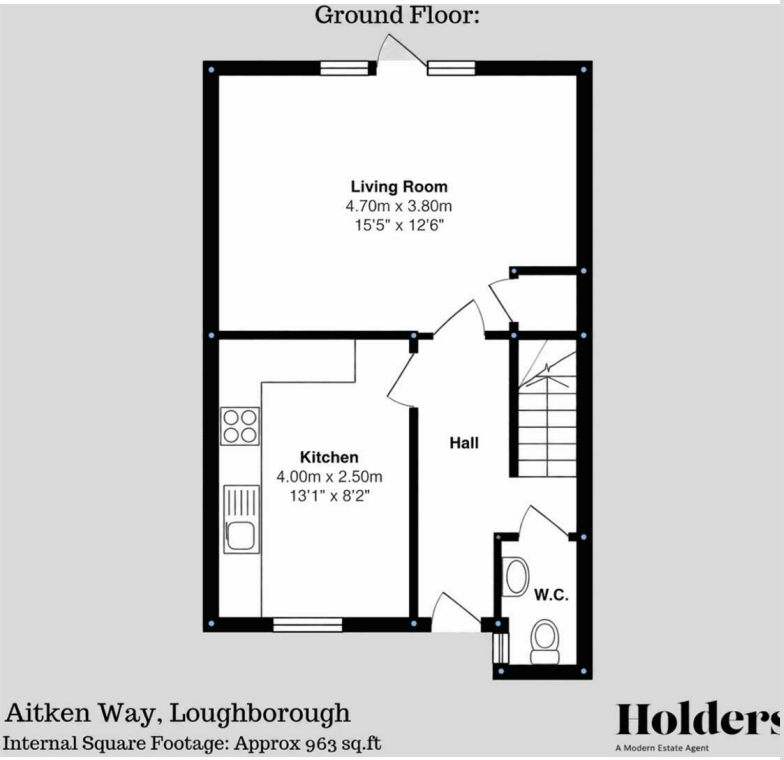
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

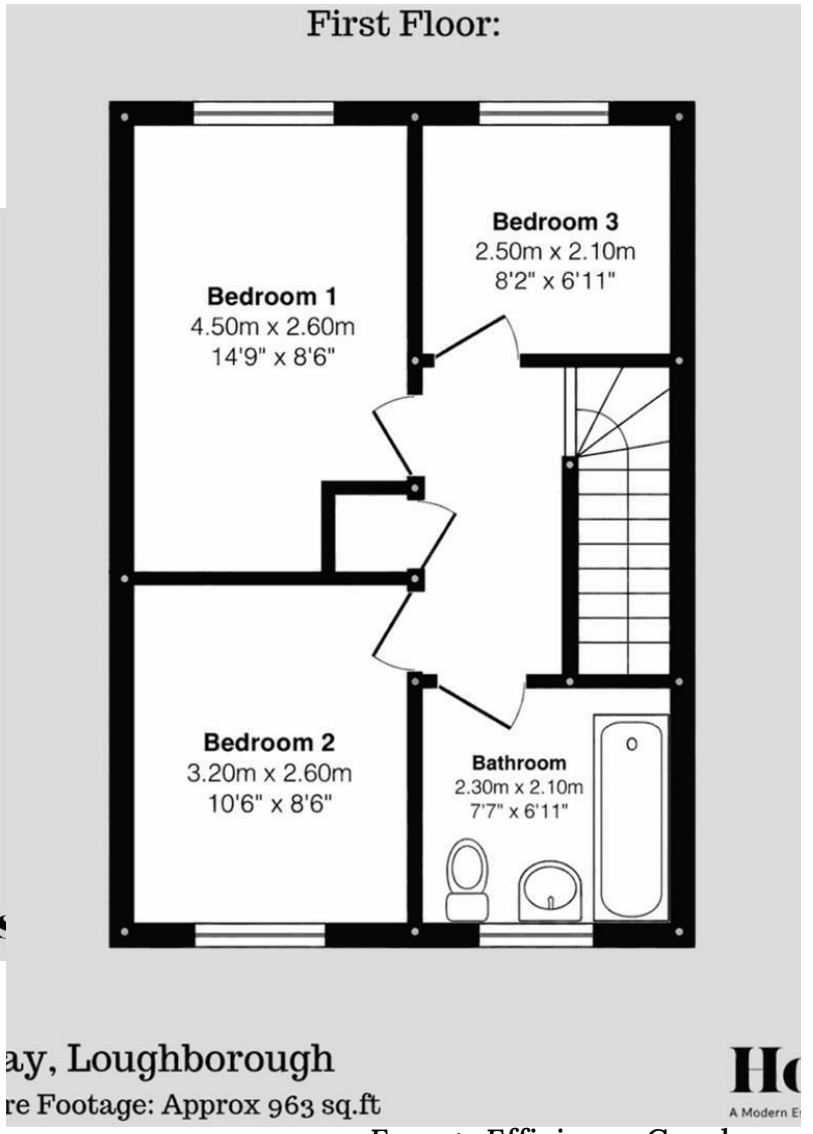
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Extra information

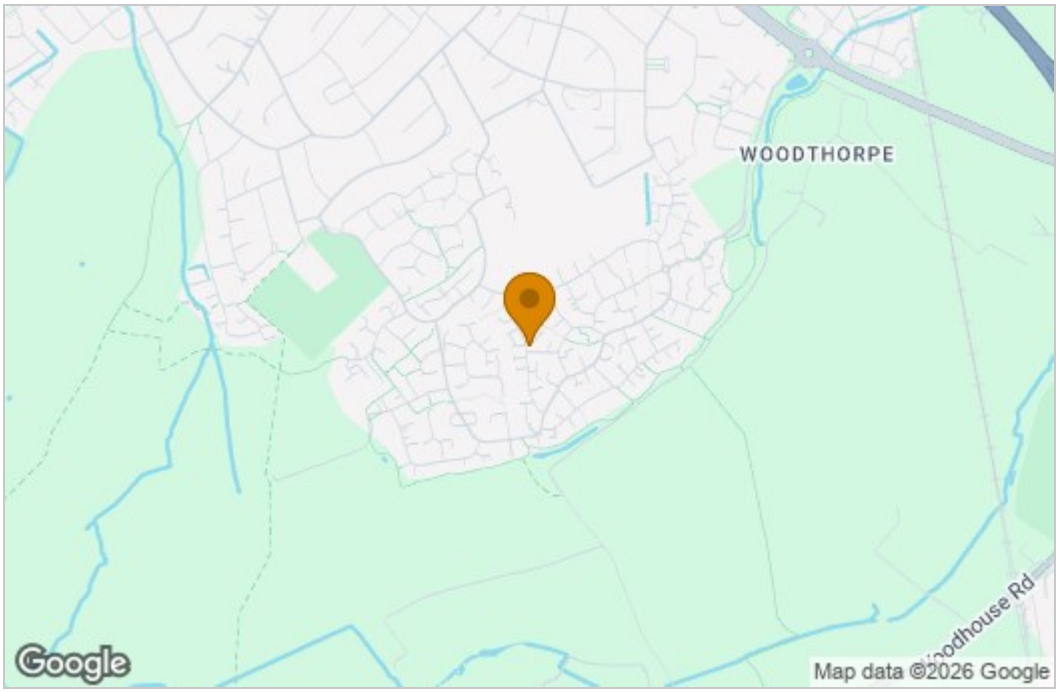
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

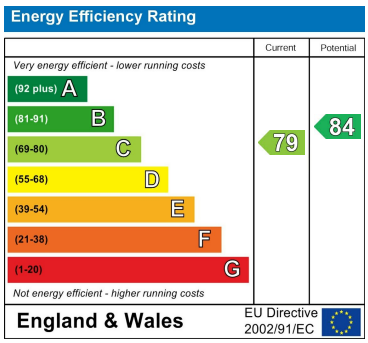




Area Map



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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