

Holdere

A Modern Estate Agent



21 Wilton Avenue

, Loughborough, LE11 2AS

£299,950



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Offered for sale with no upward chain is this exceptionally well-located three-bedroom detached house on Wilton Avenue. This property presents a rare opportunity to create your own special home, situated close to schools, amenities, and the M1 corridor. The house also offers easy access to public transport links to Leicester, Nottingham, Derby, and other nearby areas.

Upon entering the property through the hallway, you are greeted by an open living/dining room on the ground floor. This space offers a feature fireplace and offers the versatility of two individual rooms with the convenience of an open-plan layout. The living area also includes a useful understairs cupboard for additional storage. Natural light floods the room through the front window and the rear double patio doors, which provide views of the beautiful gardens.

The kitchen, located on the ground floor, is spacious and bright and has a door that leads to a short passageway connecting to the garage, utility, w.c, and back garden.

Moving to the first floor, there are three bedrooms, each offering lovely views of either the front or rear gardens. The master bedroom comes with built-in storage, offering ample space for your belongings. The first floor also includes the family bathroom, complete with a bath and a shower.

Externally, the property features a front driveway and garden, as well as a spacious garage. Towards

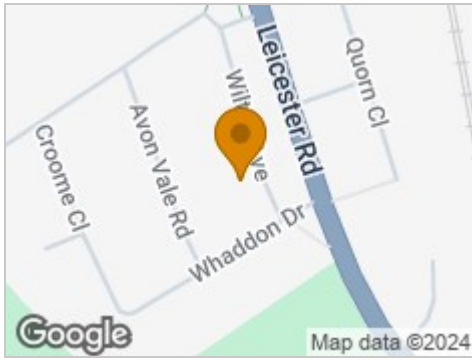
the rear of the property, you will find a generous, sun-filled garden that has been well-maintained by the previous occupants. The garden includes lawns, an external store and a patio - making a great space to enjoy the summer months in.

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.



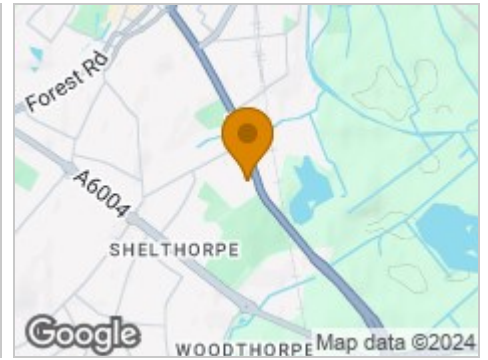
Road Map



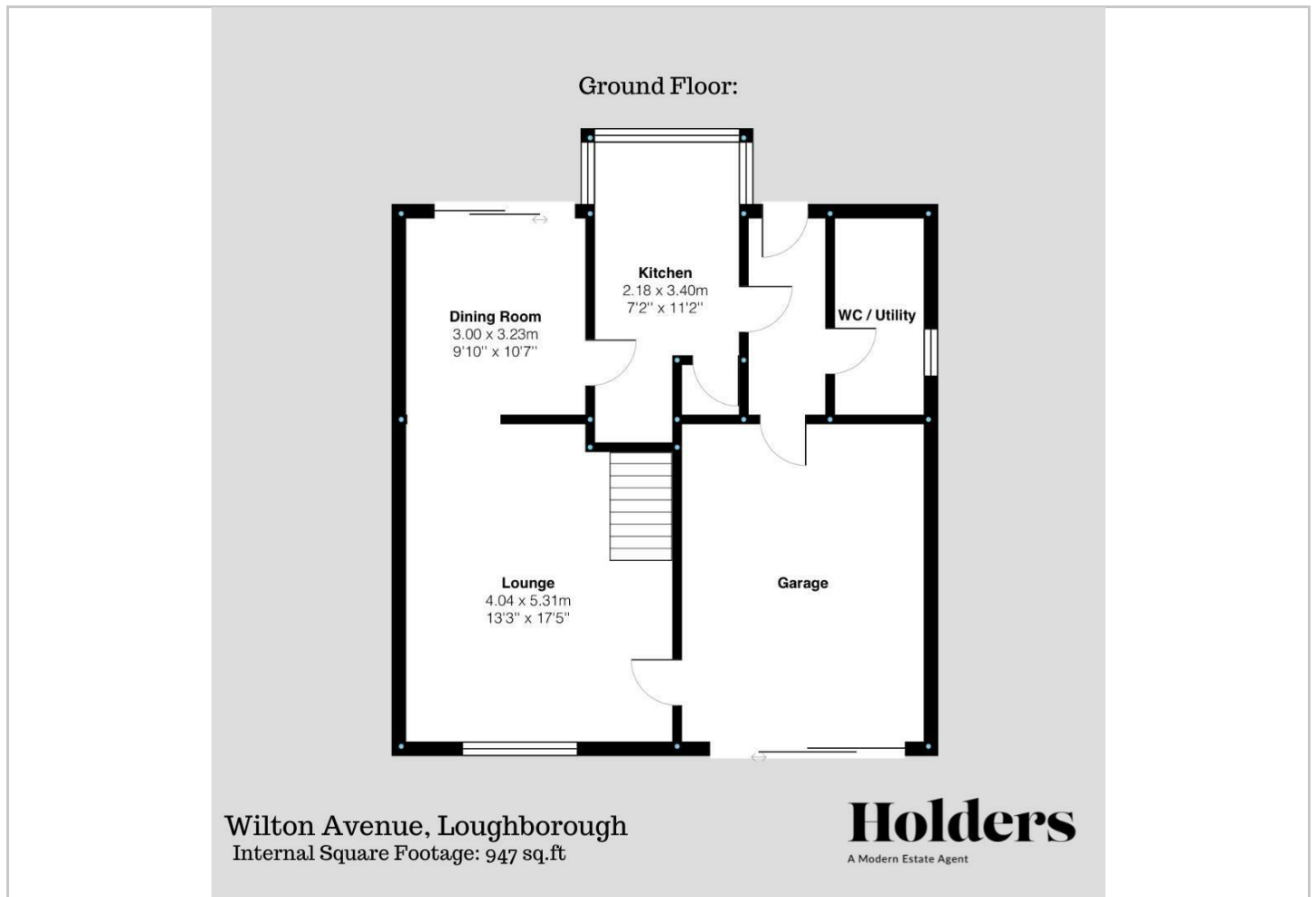
Hybrid Map



Terrain Map



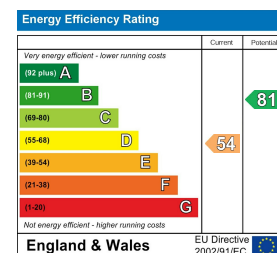
Floor Plan



Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.