

# Holdings

A Modern Estate Agent



## 39 Brookfield Avenue

, Loughborough, LE11 3LN

£349,950



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The property is approached via a driveway to the front which leads to the front entrance door and a hallway, from here, access is given to a handy w/c and to the dining area.

The dining room has space for a table and chairs and being at the centre of the property has circulation to the living room and kitchen. Stairs also rise to the first floor and double french patio doors allow access to side elevation.

The living room is a generous space and has a double-glazed front aspect window.

The kitchen/diner is fitted with a range of matching base and eye level units and has work surface areas and windows over looking the rear garden. There is also a door providing access to the rear garden.

Ascend to the first floor and you will find four bedrooms and a family bathroom with separate WC. Each bedroom has a double-glazed window to its individual aspect and the bathroom is fitted with a panel enclosed bath and wash hand basin.

Proceed back downstairs and step outside into the garden which is mainly laid to lawn and has additional brick built storage areas.

To the side of the property, accessed from the driveway is a covered car port with access to the garden and an internal side door to the kitchen.

## 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.

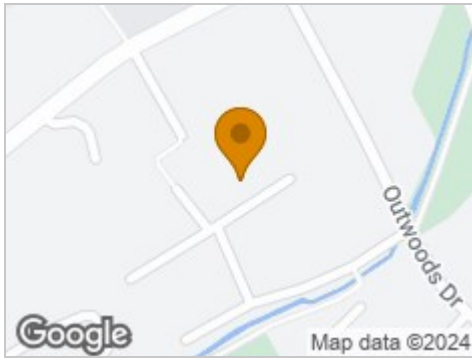
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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

**Ground Floor:**

**Kitchen / Diner**  
5.62 x 2.64m  
18'5" x 8'8"

**Dining Room**  
4.70 x 3.12m  
15'5" x 10'3"

**Lounge**  
3.41 x 5.61m  
11'2" x 18'5"

WC

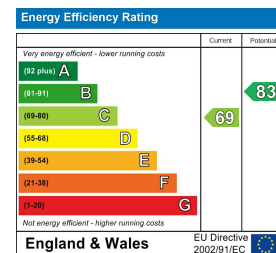
**Brookfield Avenue, Loughborough**  
Internal Square Footage: 1401 sq.ft

**Holdings**  
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## Viewing

Please contact our Holders - 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.