

# Holdings

A Modern Estate Agent



51 Angus Drive  
, Loughborough, LE11 4WH

£169,950



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This stunning two bedroom house, located in a peaceful yet convenient and sought after location within close walking distance to University, Town Centre and local amenities. Offering a modern and stylish interior with neutral decor and contemporary furnishings. The spacious lounge seamlessly flows into the fully-fitted kitchen, complete with all necessary appliances. Both bedrooms are well-appointed, with one featuring fitted wardrobes for ample storage space. The bathroom boasts a sleek three-piece suite for added convenience. Additionally, the property benefits from off-road parking, gas central heating, and uPVC double glazing, ensuring a comfortable and convenient living space. NO UPWARD CHAIN.

The lounge/diner in this property is a spacious and light-filled room with a large window overlooking the front garden. The open layout allows for easy flow between the lounge and the contemporary kitchen, which has been fully refurbished in a sleek light gray design. The kitchen features integrated appliances such as an oven, gas hob, washer-dryer, and space for fridge freezer as well as a glass splashback and matching flooring.

The master bedroom in this home is generously proportioned and includes fitted wardrobes, with a window offering a view of Angus Drive. Bedroom two, located on the first floor, is also a good size and provides views of the surrounding area.

The bathroom in this property is bright and modern, featuring a three piece suite with a bath, sink, toilet,

and shower above the bath.

Both front and rear gardens have been professionally hard landscaped for easy and low maintenance.

The rear garden backs onto Garendon Green with wooded area and brook providing a pleasant non overlooked view and a peaceful outdoor space to enjoy. In terms of parking, there is off-road parking available as well as further parking without restriction on Angus Drive.

The property is ideal for First Time Buyer, Downsizer or Investor. It has a sound letting history delivering strong rental yield.



## Road Map



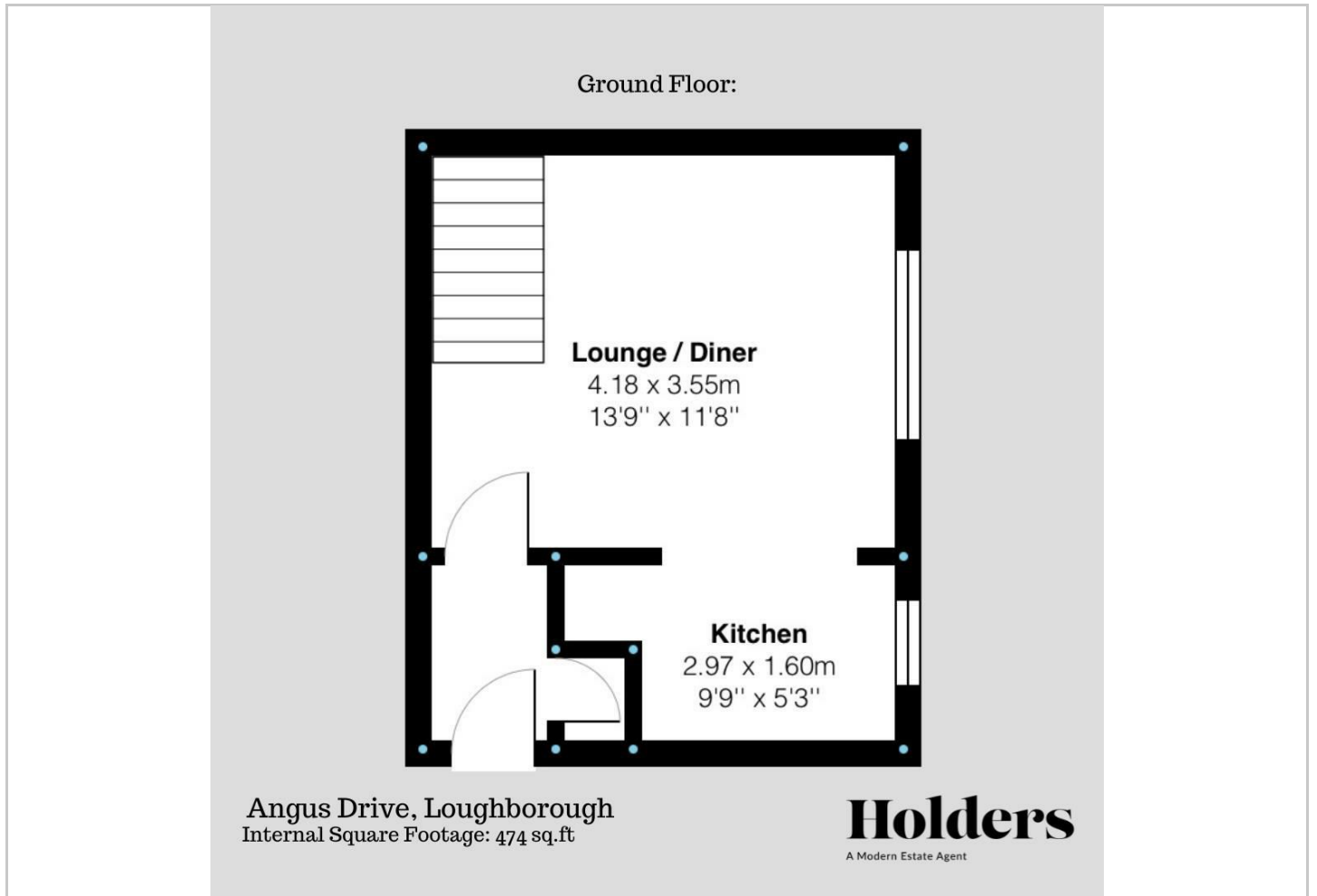
## Hybrid Map



## Terrain Map



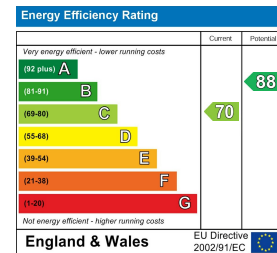
## Floor Plan



## 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



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