

Holderr

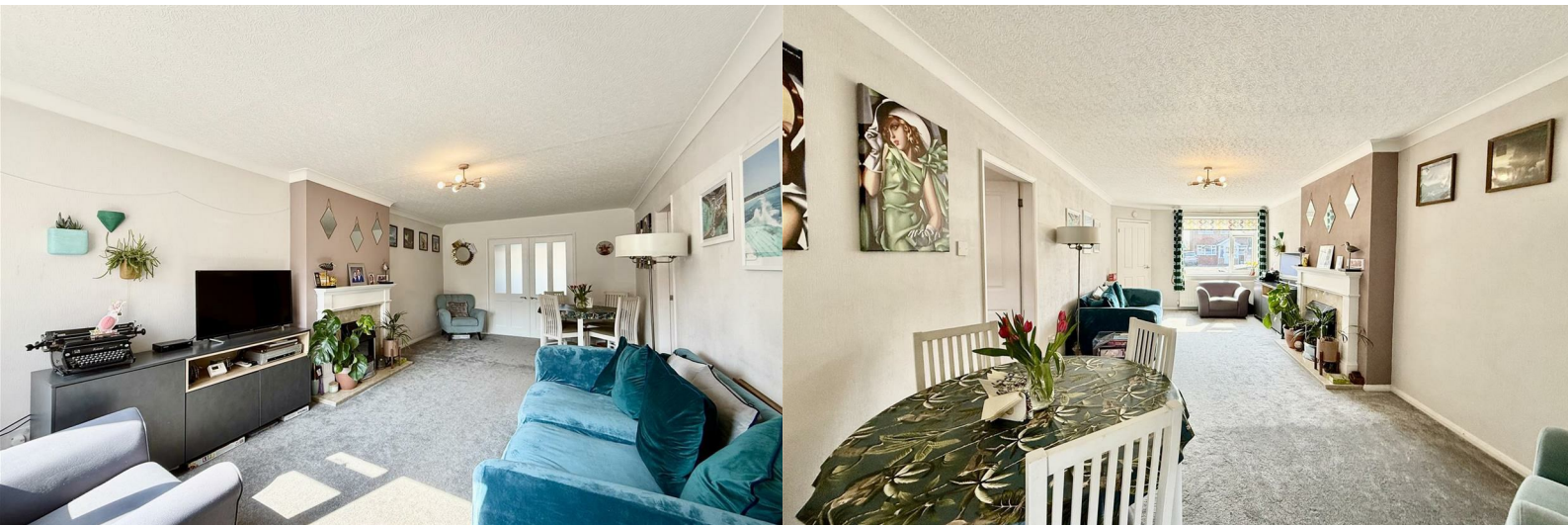
A Modern Estate Agent



30 De Verdun Avenue

Belton, Loughborough, LE12 9TY

£325,000



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Introducing a beautifully presented three-bedroom detached residence nestled in the highly sought-after village of Belton. This remarkable property has been thoughtfully enhanced and modernised, offering an inviting atmosphere for contemporary living.

As you enter, you are greeted by a spacious entrance hallway that sets the tone for the rest of the home. The ground floor features a conveniently located downstairs cloakroom, perfect for guests. The generously sized lounge provides a comfortable space for relaxation, while the adjoining dining area, complete with elegant French doors, seamlessly connects to the rear garden, inviting natural light into the space and enhancing the indoor-outdoor flow. The large kitchen provides ample space for cooking and entertaining, and is complemented by a dedicated study that offers a quiet retreat for work or could make an additional family room.

The first floor boasts three well-proportioned double bedrooms, along with a family bathroom that caters to the needs of the household. The property spans over an impressive 1,220 square feet, ensuring plenty of living space across its two levels.

Externally, the property features a newly laid block-paved driveway at the front, providing ample off-road parking for multiple vehicles, while the gated side access leads you to a private rear garden. This outdoor space is designed for relaxation and entertainment, with a lawn and a charming patio area that offers the perfect setting for al fresco

dining or summer gatherings.

Centrally located within the village, this home enjoys a peaceful position set back from the road. The community of Belton is surrounded by picturesque open countryside and boasts convenient access to nearby cities and towns, including Nottingham, Derby, and Loughborough. The M1 motorway and East Midlands Airport are also easily reachable, making it a prime location for commuters, the property also is close by to the GP which is the second biggest in Leicestershire.

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:

Reception Room
3.45 x 2.24m
11'4" x 7'4"

Lounge
3.45 x 7.05m
11'4" x 23'2"

Kitchen
2.83 x 7.02m
9'3" x 23'0"

Study
2.83 x 2.23m
9'3" x 7'4"

WC

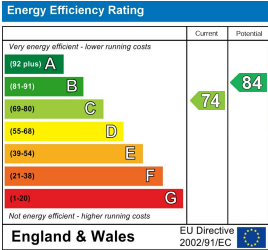
De Verdun Avenue, Belton
Internal Square Footage: 1228 sq.ft

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