

Holderr

A Modern Estate Agent



15 Barnsdale Close

, Loughborough, LE11 5AN

Offers over £155,000



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Upon entering the property through the entrance hallway, you'll find access to all accommodations, along with a convenient airing cupboard.

The impressive lounge is a light and airy space that boasts a Juliet balcony that fills the room with natural light. The kitchen is equipped with a variety of cabinets, including an integrated electric oven and hob. It also offers space and plumbing for a washing machine and features complementary tiling on the work surfaces. Additionally, there is ample room for a dining set and living furnishing to the living area.

Both bedrooms are generously sized, and the bathroom is fitted with a bath equipped with a shower overhead, a pedestal wash hand basin, and a WC. This space has been thoughtfully modernized and is adorned with complementary wall tiling.

Externally, the property is ideally situated in a desirable town center location, just a short distance from an array of bars, restaurants, leisure facilities, and Loughborough University. It also includes a private designated parking space.

The property is being offered on a leasehold basis which has been recently extended, so there are now 167 years remaining. The monthly service charge, and property insurance total £100.05, which covers the maintenance of common areas, external window cleaning, parking, and communal gardens. There is no ground rent charge for this property.

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.



A map snippet from Google Maps showing a street layout. A blue road labeled 'A6' runs diagonally from the bottom left towards the top right. To its left, a grey road is labeled 'Leopold St'. To its right, a light blue canal or waterway is labeled 'Canal Bank'. An orange location pin is placed on the A6 road, between Leopold St and the Canal Bank. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

A map of Loughborough, Leicestershire, showing the location of the property. The property is marked with a red pin on Derby Rd, just north of the A6004. Ashby Rd is also visible. The map includes the Google logo and the text 'Map data ©2025 Google'.

Floor plan:

Lounge
3.96 x 3.81m
13'0" x 12'6"

Bedroom
2.95 x 3.81m
9'8" x 12'6"

Kitchen
2.59 x 3.10m
8'6" x 10'2"

Bathroom

Master Bedroom
3.84 x 3.10m
12'7" x 10'2"

Barnsdale Close, Loughborough
Internal Square Footage: 538 sq.ft

Holdings
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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 Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		<p>52</p>	<p>77</p>
<p>Not energy efficient - higher running costs</p>		<p>EU Directive 2010/31/EU</p>	

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.