

Holdern

A Modern Estate Agent



8 Thompson Avenue, Loughborough, LE12 9XB

Offers over £300,000

Set in a cul de sac position with countryside views is this semi-detached property which enjoys a generous south westerly facing plot and offers room for enlargement. The accommodation in brief comprises: Hallway, lounge, conservatory, quality dining kitchen, cloaks/w.c., first floor landing, three bedrooms, a fully boarded out loft room with velux skylights, bathroom/w.c. Outside: Gardens to front, side and rear with off street parking for 5 cars.

This charming traditional-style semi-detached property offers a delightful blend of classic character and modern comfort, set amidst stunning panoramic views and complemented by a well maintained garden. The property is generously proportioned, providing ample space for comfortable living.

Upon entering, a hallway leads to a spacious dual-aspect lounge that benefits from abundant natural light, courtesy of large patio doors that lead out to a conservatory – perfect for relaxing or entertaining whilst enjoying the scenic surroundings. The dining area is accessed also from the hallway and seamlessly connects to the fitted kitchen, which is equipped with a comprehensive range of units and ample work surfaces, ideal for both everyday cooking and hosting gatherings. Completing the ground floor accommodation is a w/c.

Upstairs, the property boasts three comfortable bedrooms, each offering generous space and natural light. These are complemented by a family bathroom fitted with modern fixtures and fittings, providing a relaxing environment for all the family.

To the second floor a fitted ladder allows access to a further room which has velux windows to the rear and is a flexible space to suit the buyers needs.

Externally, the property benefits from off-street parking at the front, ensuring convenience and security. The rear south west facing gardens are mature and offer wonderful countryside views.

Please note : The property also benefits from newly fitted A rated windows with a 10 year warranty, the property also has planning permission approved for an extension to side elevation.

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

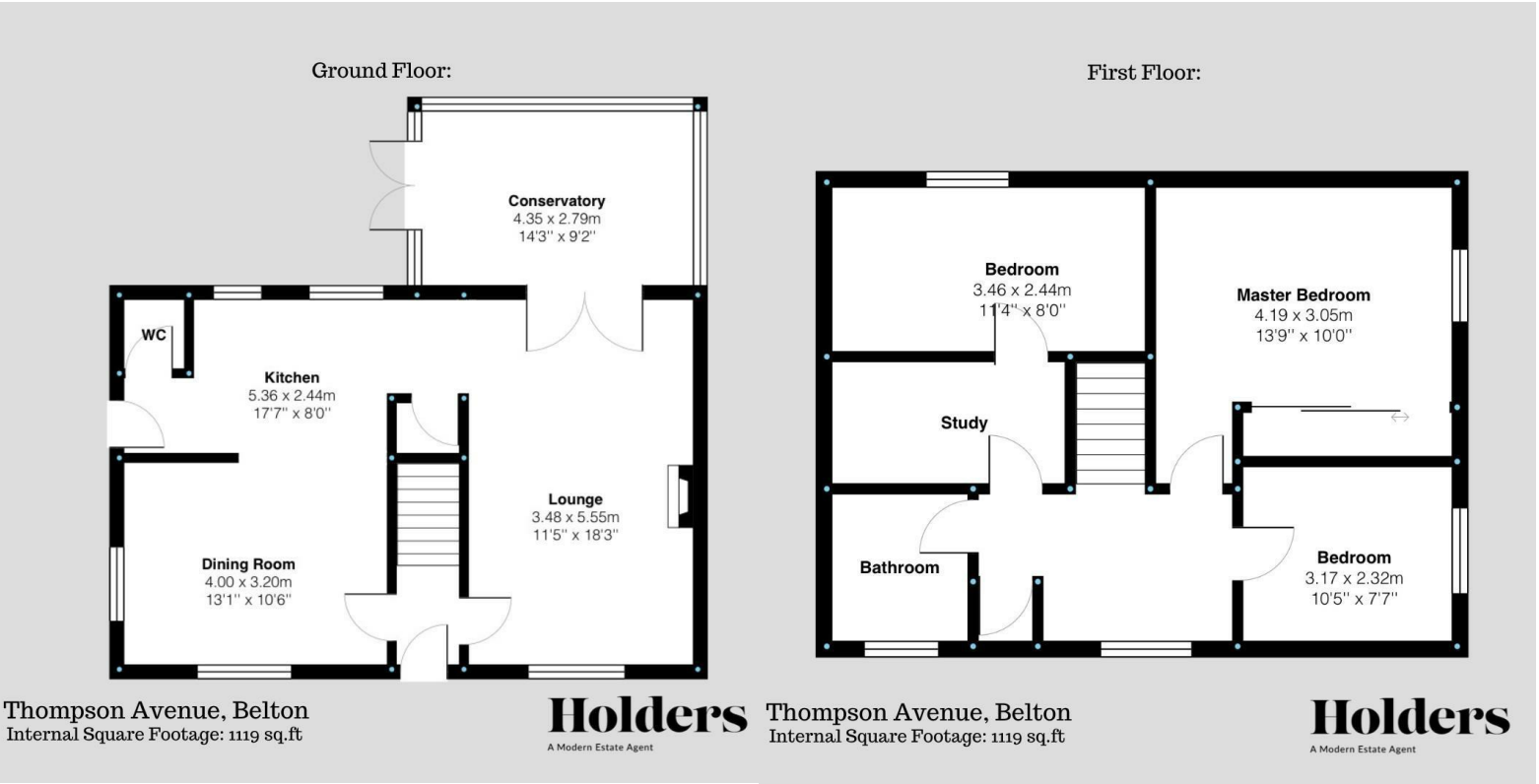
before finalising their offer to purchase.

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.

Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

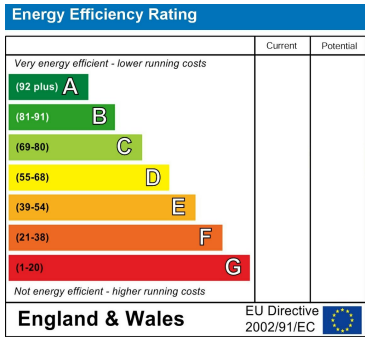
Floor Plan



Area Map



Energy Efficiency Graph



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