



5 Holmfield Avenue, Loughborough

£240,000 Freehold

Three bedrooms, two reception rooms and a whole lot of potential! This back-to-basics property offers a blend of original features and modern upgrades to form one very special proposition to market!

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Retaining the classic 1930s layout, the home consists of a broad entrance hallway with those oh-so-desirable original doors still in place leading to the internal rooms, whilst also benefitting from a timber staircase and characterful stained glass windows beside the external door. The home features a bay-fronted lounge with charming picture rails and a modern replacement fireplace, whilst the large rear dining room to the rear of the home is equipped with an original cast-iron stove. The ground floor is completed by the kitchen, with an upgraded combination boiler already in place.

The upper floor of this fantastic property features three well-proportioned bedrooms, the master and second of which are almost equal in floor area and can comfortably house king size beds, whilst the third would make a stellar single bedroom or work-from-home office. Finally, the home also features a notably spacious wet room, which has been cleverly formed from the original separate bathroom and W.C.

Externally, the home's corner plot is nicely screened by raised hedges and a perimeter wall, ensuring that the spacious gardens to the front, side and rear all remain private. The plot is completed by the detached timber-framed garage which, whilst requiring some attention, could become an excellent feature of the home.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Council Tax band: B

Tenure: Freehold

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.



Hallway

10' 2" x 7' 0" (3.09m x 2.13m)

Living Room

12' 4" x 12' 5" (3.75m x 3.78m)

Dining Room

12' 2" x 11' 3" (3.71m x 3.44m)

Kitchen

11' 3" x 8' 0" (3.43m x 2.43m)

Landing

Bedroom One

12' 4" x 12' 5" (3.75m x 3.79m)

Bedroom Two

12' 2" x 11' 5" (3.71m x 3.49m)

Bedroom Three

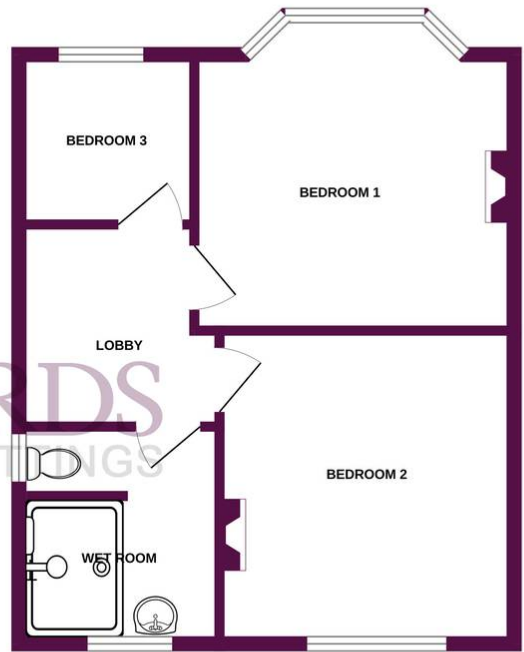
6' 8" x 7' 0" (2.03m x 2.14m)

Bathroom

8' 5" x 7' 10" (2.57m x 2.40m)

GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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