



Middle Avenue | Loughborough

Creightons Estate Agents are excited to introduce this three-bedroom semi-detached home in Loughborough. Beautifully restored and thoughtfully refurbished throughout, the property showcases a wide range of recent upgrades completed by the current owners. Situated just outside the town centre on a quiet avenue, it offers convenient access to local amenities and travel links, making it perfectly placed for its next chapter.

KEY FEATURES

- Attractive three-bedroom semi-detached home
- Contemporary kitchen and stylish shower room
- Conveniently located close to the town centre
- Private, enclosed rear garden
- Generous main bedroom
- Extensively refurbished with many recent upgrades
- Call now to secure an early viewing opportunity

LOCATION

Loughborough is a highly sought-after place to live, offering the perfect balance of convenience, community and excellent transport connections. The property sits on a quiet estate less than a mile from the town centre, placing a wide range of amenities, shops and leisure facilities within easy reach. With superb transport links, including Loughborough train station providing a direct service to London St Pancras in around 1 hour 15 minutes, it makes an ideal base for commuters. The area is also well regarded for its school catchments, adding to its appeal for families and professionals alike.







GROUND FLOOR

The property is entered via a spacious hallway featuring wood-effect laminate flooring and a modern upright radiator. From here, there is access to the front-facing sitting room and the first floor via the staircase. The sitting room enjoys excellent natural light from the large bay window and includes soft grey carpeting and fitted storage incorporated into a feature wall with fireplace. From the sitting room, you are led through to the rear kitchen-diner, which is fitted with a range of light grey contemporary base, wall and full-height units, complemented by a wood-effect worksurface that maximises the space. Additional features include a modern upright radiator, built-in oven, hob, extractor fan, washing machine, fridge freezer and dishwasher. There is ample room for a dining table, continued laminate flooring, and pleasant views of the garden through both the window and patio doors.

FIRST FLOOR

The first-floor landing provides access to three bedrooms, the family shower room and the attic. The main bedroom is a generous double, featuring a large front-facing bay window, full-width built-in wardrobes, laminate flooring and a stylish half-panelled feature wall. The second bedroom is also a double, positioned at the rear of the property with pleasant views over the garden. The third bedroom is a well-proportioned single situated at the front of the house. All three rooms are served by the recently fitted contemporary family shower room, fully tiled throughout and comprising a low-level WC, wash hand basin set within a vanity unit, walk-in corner shower cubicle and a frosted rear window.



OUTSIDE

The front of the property offers a clean and fresh appearance, having recently been rendered, with the front garden gravelled for a smart, low-maintenance finish. Gated side access leads through to the rear garden, which is mainly laid to lawn with a small patio area, ideal for outdoor seating. The garden is fully enclosed, rarely overlooked, and benefits from a useful storage shed.



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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

FLOORPLAN TO FOLLOW

CREIGHTON
ESTATE AGENTS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

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