Holders

A Modern Estate Agent









2A St. Phillips Road, Loughborough, LE12 5TS

Guide price £159,950

Situated in the heart of the village, this beautifully presented one-bedroom detached bungalow offers an exceptional opportunity for those seeking modern, low-maintenance living in a highly convenient location. WARRANTY REMAINING - NO UPWARD CHAIN. Making an ideal investment with a potential rent of £800 + per calendar month.

Summary

Nestled in the heart of the village, this beautifully presented one-bedroom detached bungalow offers an ideal blend of modern style, comfort, and convenience. The property is in immaculate, like-new condition throughout, providing the very best in contemporary single-storey living.

As you step inside, you are welcomed into a light and spacious living area that extends the full depth of the home. This versatile space offers plenty of room for both relaxation and dining, enhanced by ample power points, modern connections, and elegant French doors that open out to the rear garden. These doors not only fill the room with natural light but also create a seamless connection between the indoor and outdoor spaces, perfect for entertaining or enjoying a peaceful evening at home.

The stylish open-plan kitchen has been thoughtfully designed to make the best use of space and functionality. It features modern fitted units, an electric oven with hob and extractor, an integrated slimline dishwasher, and a built-in fridge freezer.

The double bedroom is situated at the front of the property and is carpeted and fitted with spotlights and a TV point, it provides a comfortable and relaxing atmosphere.

The shower room continues the home's modern aesthetic, fully tiled and equipped with a walk-in electric shower, wash hand basin, and WC. The finish is stylish and practical, with quality fittings throughout.

To the rear, the garden offers a private, low-maintenance outdoor space designed for ease of care. It is largely paved with a useful garden shed, and side access for convenience.

To the front, the property benefits from a private driveway providing off-road parking for multiple vehicles.

Additional features include efficient electric heating and modern uPVC double glazing throughout, ensuring comfort and energy efficiency.

This delightful bungalow is ideally situated within walking distance of local shops, amenities, and transport links, making it an excellent choice for those seeking a move-in-ready home in a friendly village setting. Perfect for downsizers, first-time buyers, or anyone wishing to enjoy stylish, low-maintenance living in a highly desirable location.

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.

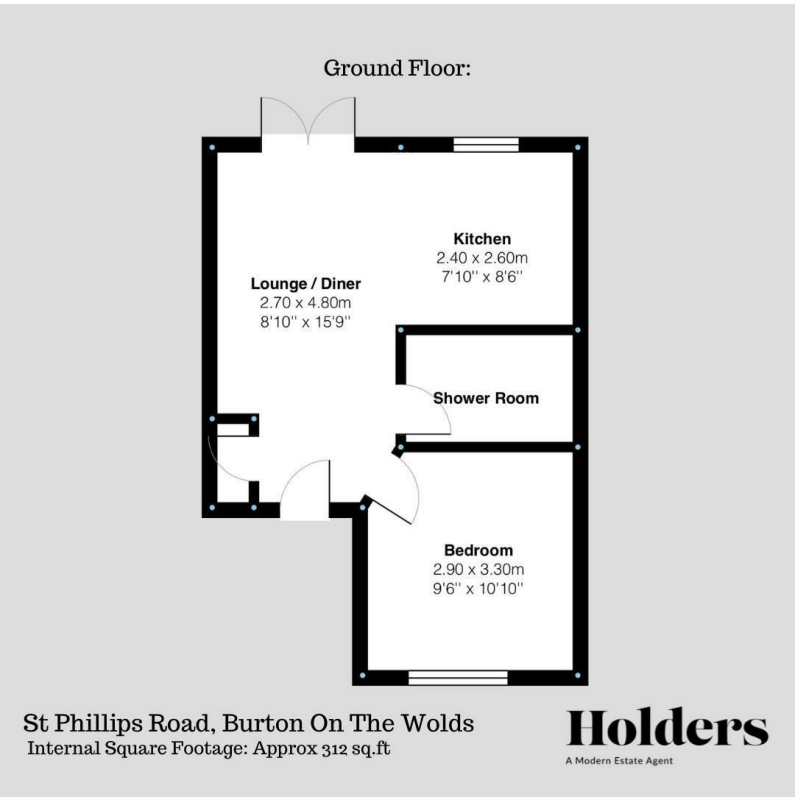
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

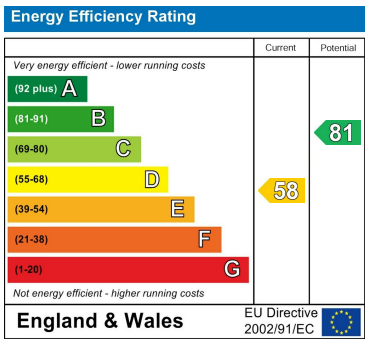
Floor Plan



Area Map



Energy Efficiency Graph



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