Holders

A Modern Estate Agent









50 Langdale Avenue, Loughborough, LE11 3RP

Offers over £290,000

Situated within a quiet cul-de-sac on Loughborough's sought-after Forest Side, presents an excellent opportunity for buyers looking to put their own mark on a property. This detached family home offers spacious and versatile accommodation, including three well-proportioned bedrooms, generous reception space and a bright family room overlooking the garden. Offered with NO UPWARD CHAIN, the property further benefits from a substantial workshop, office and garage space, ample parking and an enclosed rear garden in this highly desirable residential setting.

Summary

Positioned within a quiet cul-de-sac on the highly regarded Forest Side of Loughborough, this attractive detached family home presents an excellent opportunity to acquire a spacious property in one of the town's most desirable residential locations. Offered to the market with no upward chain, the property provides comfortable and versatile accommodation ideally suited to modern family living.

The accommodation comprises a welcoming entrance hallway, a generous lounge opening through to a dining area, and a bright family room overlooking the rear garden, creating an ideal environment for both relaxing and entertaining. The fitted kitchen is well arranged and functional, while the overall layout offers an excellent balance of living and bedroom space throughout.

To the first floor are three well-proportioned bedrooms served by a family shower room, providing flexible accommodation for families, professional couples or those seeking additional space for home working.

A particular feature of the property is the substantial workshop, office and garage space with mains electricity and plumbing, offering exceptional versatility for a variety of uses including hobbies, storage, home business or additional workspace.

Externally, the property enjoys an enclosed rear garden with a paved seating area leading onto a lovely lawned space with established borders creating a private and pleasant outdoor setting. To the front, a driveway and carport provide ample off-road parking and access to the garage and workshop facilities. The workshop offers great potential for conversion to additional living space subject to the necessary planning consents.

Langdale Avenue is ideally situated close to Holywell Primary School and a short drive to Loughborough Grammar School, walking distance to Loughborough University, local amenities and excellent transport links, whilst also being within easy reach of open countryside, woodland walks and the scenic surroundings associated with the sought-after Forest Side of town.

Viewing is highly recommended to appreciate the space, setting and lifestyle opportunity this well positioned home has to offer.

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

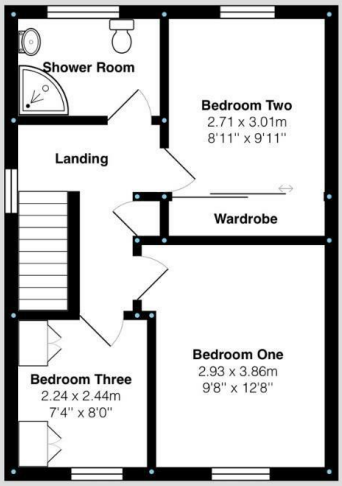
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



Langdale Avenue, Loughborough
Internal Square Footage: Approx 980 sq.ft

Holders
A Modern Estate Agent

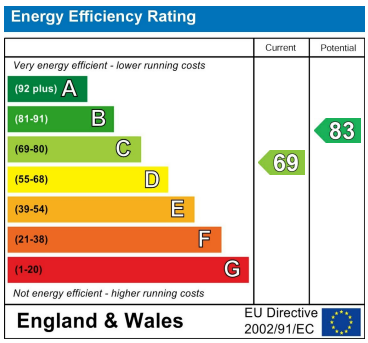
Langdale Avenue, Loughborough
Internal Square Footage: Approx 980 sq.ft

Holders
A Modern Estate Agent

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk