

Holden's

A Modern Estate Agent



1 Hayward Avenue, Loughborough, LE11 2PR

£260,000

A well-proportioned three-bedroom home offering versatile accommodation, including a generous kitchen/diner, sun lounge, utility room and attached single garage. Externally, the property benefits from a driveway, lawned frontage and a fully paved rear garden providing a low-maintenance outdoor space.

Summary

Situated within a popular residential setting, this well-proportioned three-bedroom home offers versatile accommodation arranged over two floors, together with an attached single garage and a low-maintenance rear garden. The property presents an excellent opportunity for a range of buyers seeking a comfortable home with generous living space and practical amenities.

The property is approached via a driveway providing off-road parking and access to the attached single garage, with a lawned frontage enclosed by a dwarf brick wall. Upon entering, the welcoming hallway provides access to the principal ground floor accommodation and stairs rising to the first floor.

The living room is a comfortable and well-proportioned reception space, while the impressive kitchen/diner provides an excellent central hub to the home. From here, there is access through to the sun lounge, creating a particularly versatile additional reception space with views and access towards the garden. A useful utility room and separate WC further enhance the practicality of the ground floor.

To the first floor are three well-proportioned bedrooms, together with a family bathroom and useful storage. The principal bedroom is particularly generous in size, while the remaining bedrooms offer flexibility for children, guests, home working or hobbies.

To the rear, the property enjoys a fully paved garden which provides an attractive and easy-to-maintain outdoor space, ideal for seating, entertaining and enjoying the warmer months. Overall, this is a thoughtfully arranged home offering generous accommodation, excellent versatility and a particularly convenient combination of off-road parking, garage and low-maintenance outside space.

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.

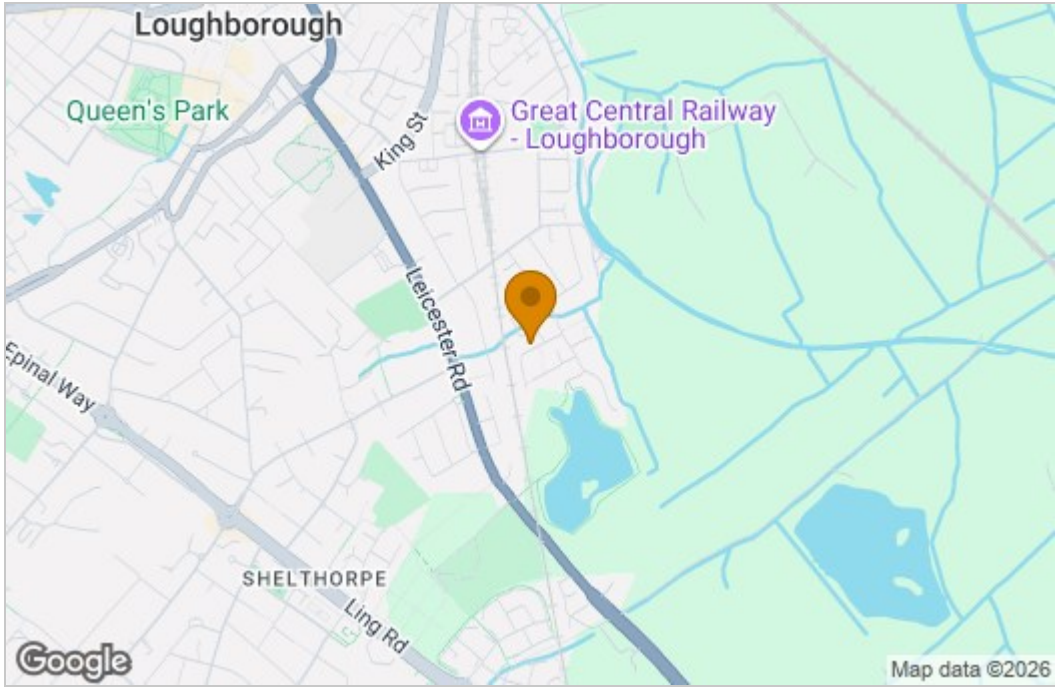
Extra Information

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

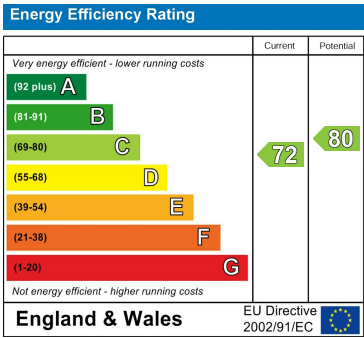
Floor Plan



Area Map



Energy Efficiency Graph



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.