Holders

A Modern Estate Agent









14 Westmorland Avenue, Loughborough, LE11 3RY

£260,000

A beautifully presented and upgraded three-bedroom residence situated on the highly sought-after Forest side of Loughborough, within the desirable Holywell school catchment area and enjoying elevated views towards the Outwoods. Offering stylishly refitted interiors, private low-maintenance gardens and ample parking with a garage, the property combines contemporary living with an exceptional location close to the town centre, university and surrounding countryside. NO UPWARD CHAIN.

Summary

A beautifully presented and thoughtfully upgraded three-bedroom residence occupying an elevated position on the highly regarded Forest side of town, enjoying attractive views towards the Outwoods and falling within the sought-after Holywell school catchment area. Combining stylish interiors with practical family living, this is a home ideally suited to buyers seeking both quality and location.

The accommodation is well balanced throughout, beginning with a storm porch leading into a welcoming entrance hallway. The principal lounge provides a bright and comfortable setting for everyday living, while a separate dining room creates an ideal space for entertaining and family gatherings. The kitchen has been tastefully refitted to a high standard and features a range of integrated appliances, offering both functionality and contemporary appeal.

To the first floor, the property offers three well-proportioned bedrooms alongside a refitted family bathroom finished with a modern white suite and the added luxury of underfloor heating, reflecting the care and attention given throughout the home.

Externally, the property continues to impress with a pressed concrete driveway providing parking for two to three vehicles, in addition to a garage. The private enclosed rear gardens have been carefully designed for ease of maintenance and feature a combination of gravelled areas, a pressed concrete patio and decking beneath a pergola, creating an attractive outdoor environment ideal for relaxing and entertaining.

Westmoreland Avenue remains one of Loughborough's most desirable residential addresses, offering convenient access to the town centre, Loughborough University and excellent road links. The nearby Outwoods and surrounding Charnwood countryside further enhance the appeal, providing beautiful walks and green open spaces within easy reach.

This is an exceptional opportunity to acquire a refined and immaculately maintained home in one of the town's most established and sought-after locations.

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.

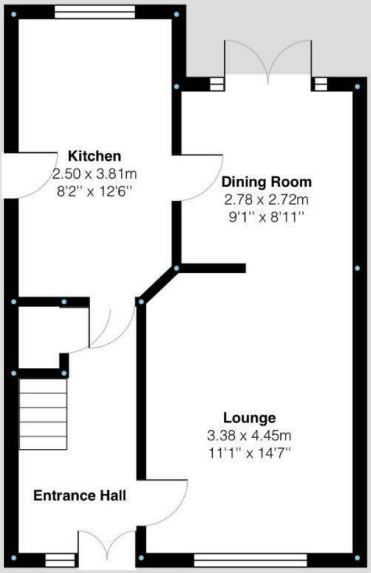
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Extra Information

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

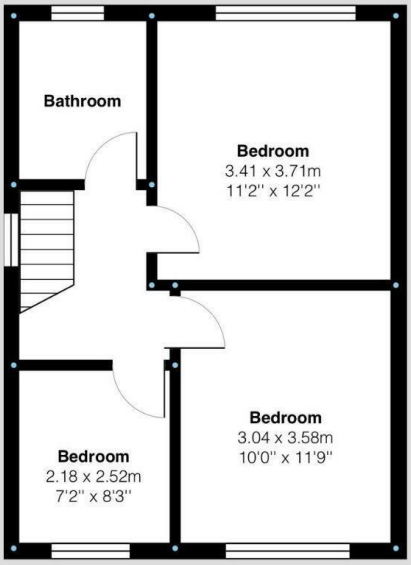
Ground Floor:



Westmorland Avenue, Loughborough
Internal Square Footage: Approx 872 sq.ft

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First Floor:



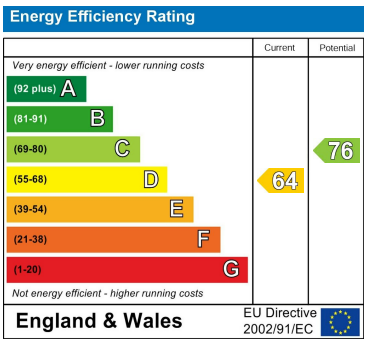
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Area Map



Energy Efficiency Graph



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