

Holden's

A Modern Estate Agent



29 Coe Avenue, Loughborough, LE11 4SE

£225,000

Offered with no upward chain, this well-presented three-bedroom home features a spacious lounge with feature fireplace and bespoke cabinetry, open-plan access to the dining room and a fitted kitchen with garden views. The property also benefits from a paved driveway, raised rear decking, lawned garden and a family bathroom.

Summary

Offered for sale with no upward chain, this attractive three-bedroom home provides well-proportioned accommodation arranged over two floors, complemented by a generous rear garden and a convenient setting in Loughborough. The property is approached via a paved driveway with lawn and established shrubs to the front, creating an inviting first impression.

The front entrance opens into a welcoming, full-width lounge with a particularly appealing front aspect. The room is centred around a feature fireplace with bespoke cabinetry to either side, while the staircase rises to the first floor. An open access leads through to the dining room, providing a versatile space for both everyday dining and entertaining, with the dining room flowing naturally into the fitted kitchen. The kitchen benefits from a range of fitted units, rear access and pleasant views over the garden.

To the first floor are three bedrooms, comprising two well-proportioned double bedrooms and a further bedroom, together with a family bathroom fitted with a three-piece suite and complemented by tiled walls.

Outside, the rear garden offers an excellent combination of seating and lawned space. A raised decked area provides an ideal spot for outdoor dining and relaxation, with steps descending to the lawn beyond, creating a practical and enjoyable garden for a variety of uses.

With its generous accommodation, attractive reception spaces, established garden and no upward chain, this is a well-balanced home that should appeal to a wide range of buyers.

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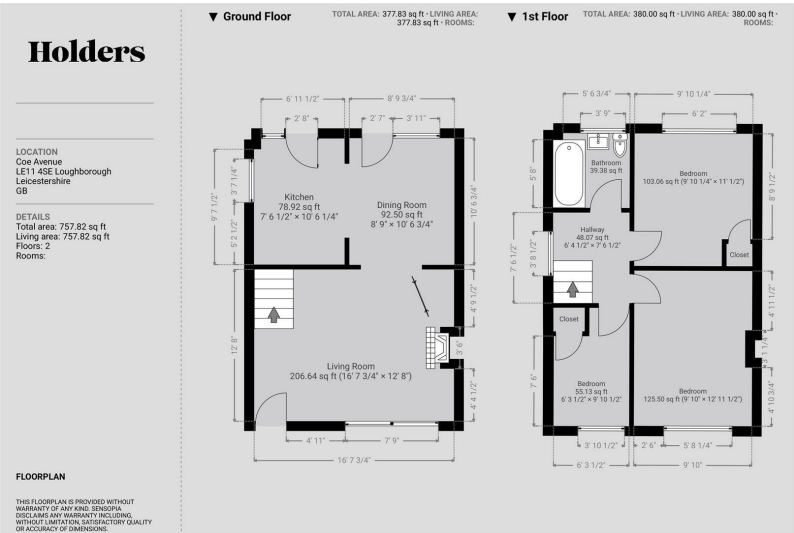
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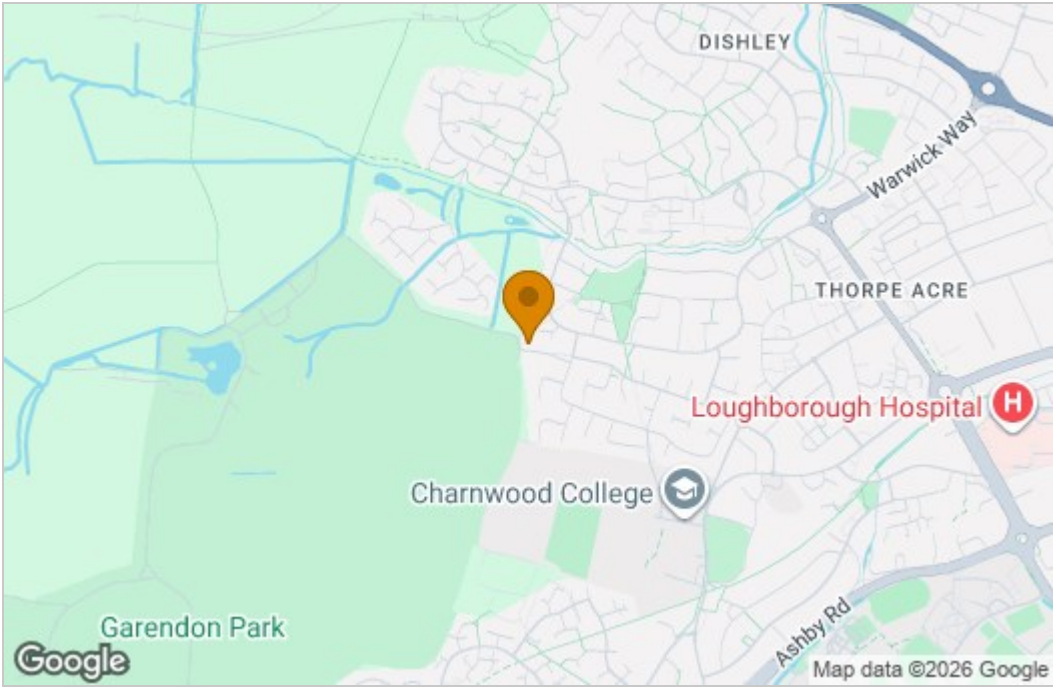
Extra Information

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

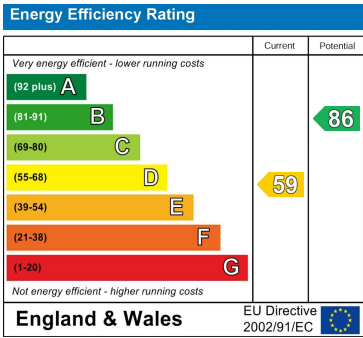
Floor Plan



Area Map



Energy Efficiency Graph



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