Holders

A Modern Estate Agent









86 Heathcote Drive, Loughborough, LE12 7ND

£180,000

A well-proportioned two-bedroom home offering spacious accommodation, generous built-in storage and excellent potential for a buyer to modernise and create a home to their own taste. Situated in the popular village of Sileby, the property enjoys convenient access to local amenities, transport links and is ideal for first-time buyers, down-sizers or investors.

Summary

Positioned within a well-established residential area of the highly regarded village of Sileby, this two-bedroom home presents an excellent opportunity for first-time buyers, downsizers or investors looking to acquire a property with scope to personalise and add value.

The accommodation is arranged over two floors and begins with an entrance porch leading into a generously proportioned living room, creating a comfortable space for everyday living. To the rear of the property, the kitchen enjoys views over the garden and provides ample space for a range of fitted units and appliances, with direct access to the outside.

The first floor offers two well-proportioned bedrooms, both benefiting from built-in storage, together with a family bathroom and additional storage cupboards off the landing, providing practical solutions for modern living.

Externally, the property benefits from front and rear gardens, offering the opportunity to create attractive outdoor spaces for relaxation and entertaining. The home occupies a convenient location within easy reach of Sileby's excellent range of local amenities, including shops, cafés, schools and leisure facilities, while the village railway station and nearby road links provide straightforward access to Loughborough, Leicester and beyond.

Offering well-balanced accommodation, excellent storage throughout and exciting potential for a new owner to modernise to their own taste, this is a superb opportunity to secure a home in one of the area's most popular village locations. Early viewing is highly recommended to appreciate the potential on 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.

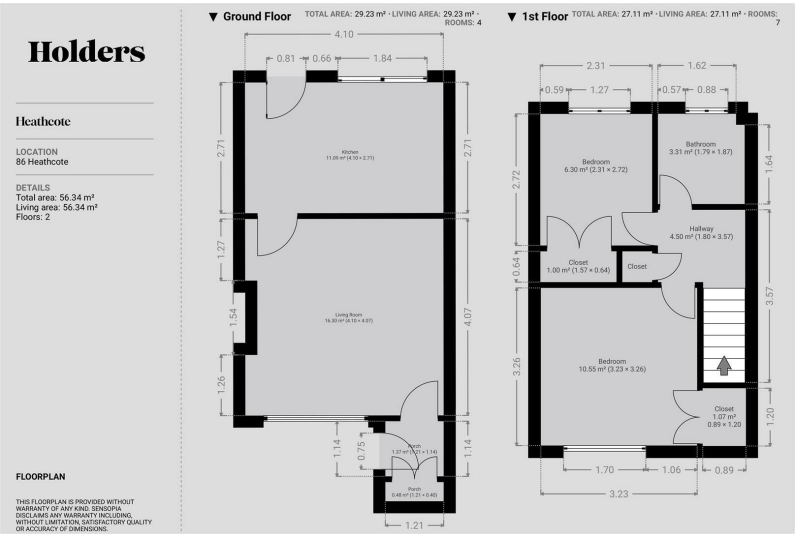
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

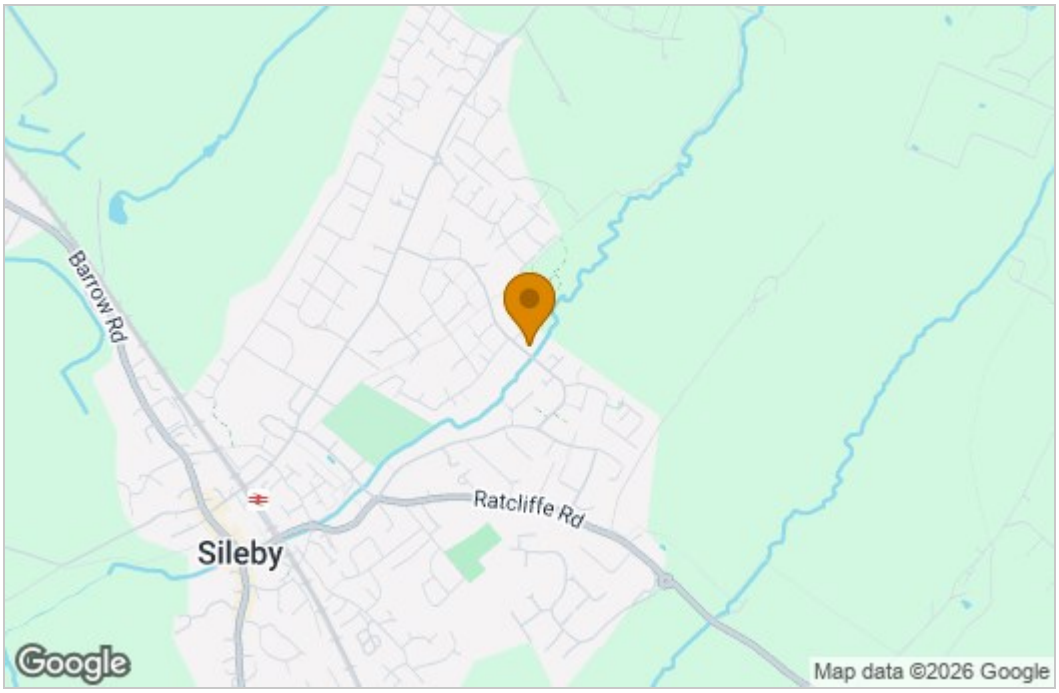
Extra Information

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

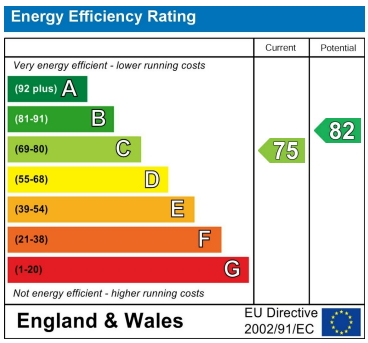
Floor Plan



Area Map



Energy Efficiency Graph



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