

# Holdings

A Modern Estate Agent



**45 De Montfort Close, Loughborough, LE11 4RL**

**£155,000**

Situated within an established and highly sought-after warden-assisted retirement complex, this beautifully presented two-bedroom bungalow forms part of a popular community for the over 55s. The property has been thoughtfully upgraded and meticulously maintained in recent years, offering comfortable and move-in ready accommodation.

Conveniently located close to local amenities and a nearby bus stop, the bungalow provides both independence and accessibility. The accommodation briefly comprises an entrance hall, a spacious lounge, a well-appointed kitchen/diner, two bedrooms and a modern shower room.

Further benefits include gas central heating and double glazing throughout. Externally, residents enjoy well-maintained communal gardens and parking located close to the property.

## Summary

The lounge is a bright and inviting space, featuring an attractive focal fireplace and a window to the front elevation, creating a warm and relaxing environment.

The kitchen offers room for a dining table and is fitted with a range of wall and base units, providing ample storage and worktop space. There is provision for appliances including a fridge/freezer and a washing machine, with a door leading to the rear elevation.

The accommodation is completed by two bedrooms and a family bathroom. The bathroom is fitted with a walk-in shower enclosure, low-flush WC and wash hand basin.

Externally, the property benefits from well-maintained communal grounds and plentiful communal parking.

## Tenure Information:

### Leasehold

Lease Term: 99 years from 14/02/1992

Qualifying Age: Male over 55 years and Female over 55 years

Service Charge: £203.44 per calendar month

Please note the scheme is designed for independent retirement living. No care or assisted living services are provided by Amplus Group.

## 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.

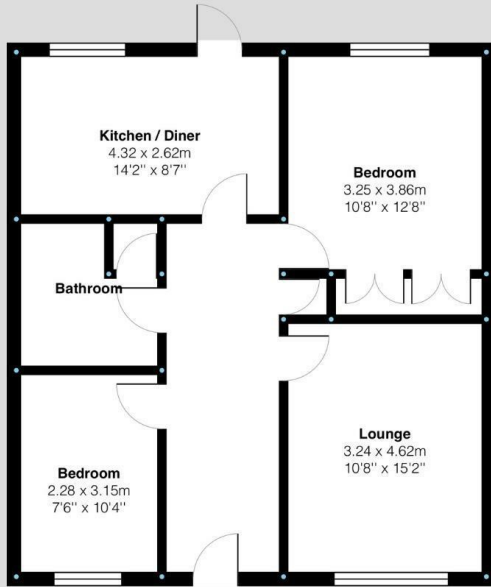
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make 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](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



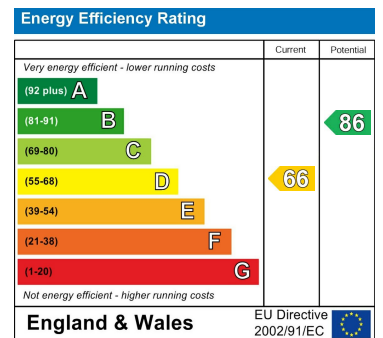
De Montfort Close, Loughborough  
Internal Square Footage: Approx 635 sq.ft

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# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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