

Holden's

A Modern Estate Agent



19 Swithland Close, Loughborough, LE11 4XA

Offers over £190,000

Beautifully presented two-bedroom home offered to the market with no upward chain, featuring spacious accommodation, an enclosed rear garden, a separate garage and allocated parking. Occupying a quiet cul-de-sac location, the property is ideally positioned close to Loughborough town centre, local amenities and excellent transport links, making it an ideal purchase for first-time buyers, professionals or investors.

Summary

Situated within a peaceful residential cul-de-sac, this attractive two-bedroom home is offered to the market with no upward chain, presenting an excellent opportunity for first-time buyers, professionals or investors seeking a well-maintained property in a convenient Loughborough location. Offering bright and well-proportioned accommodation throughout, the property combines comfortable modern living with appealing outdoor space and the added benefit of a garage and allocated parking.

The property is approached via a central pathway through a neatly maintained lawned foregarden, bordered by established shrubs that create an attractive first impression. Stepping inside, the entrance porch opens into a generous living room, providing a welcoming space to relax, while the fitted kitchen to the rear offers ample storage and preparation space with room for informal dining. A door from the kitchen leads directly into the rear garden, creating an effortless connection between indoor and outdoor living.

The first floor comprises two well-proportioned double bedrooms, both benefiting from excellent natural light, together with a family bathroom fitted with a contemporary suite.

Outside, the enclosed rear garden provides a wonderful space to enjoy throughout the seasons, featuring a patio seating area, lawn and a useful garden shed. A separate allocated parking space and garage further enhance the practicality of this appealing home.

Swithland Close enjoys a convenient position within easy reach of Loughborough town centre, offering an excellent range of shops, cafés, restaurants and leisure facilities. The property is also well placed for local schools, supermarkets, the railway station and major road links, including the A6 and M1, making it an ideal choice for commuters.

With the advantage of no upward chain, well-balanced accommodation, attractive gardens and excellent practical features, this is a fantastic opportunity to acquire a home in a popular residential location. Early viewing is highly recommended.

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.

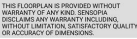
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode



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