

# Holdings

A Modern Estate Agent



5 Raymond Avenue, Loughborough, LE11 5YW

£235,000

Occupying a sought-after residential position in Loughborough, this well-proportioned three-bedroom home offers spacious accommodation including a generous lounge diner, kitchen, family bathroom and separate WC. Conveniently located for local amenities, schools and transport links, the property presents an excellent opportunity for families and first-time buyers alike.

## Summary

Occupying a pleasant position within a well-established residential setting, this attractive three-bedroom family home presents an excellent opportunity for purchasers seeking well-proportioned accommodation in one of Loughborough's most convenient locations.

The property is approached via an entrance hall which provides access to the principal ground floor accommodation and staircase rising to the first floor. To the left, a spacious lounge diner offers an inviting and versatile living environment, with ample room for both relaxation and formal dining, creating an ideal space for modern family life and entertaining alike. Situated to the rear, the kitchen is thoughtfully positioned to serve the home and enjoys views over the garden.

The first floor accommodation comprises three well-proportioned bedrooms, each offering flexibility for growing families, home working or guest accommodation. The family bathroom is complemented by a separate WC, a practical arrangement well suited to busy households.

Externally, the property enjoys all the benefits of a traditional family home, with scope for purchasers to further personalise and enhance the accommodation to suit their individual requirements.

Raymond Avenue is a highly regarded residential address, ideally situated for access to Loughborough's extensive range of amenities, well-regarded schools, leisure facilities and transport links. The town centre, university campus and nearby road networks are all within easy reach, making this an appealing proposition for families, professionals and investors alike.

A viewing is strongly recommended to fully appreciate the space, potential and location this charming home has to 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.

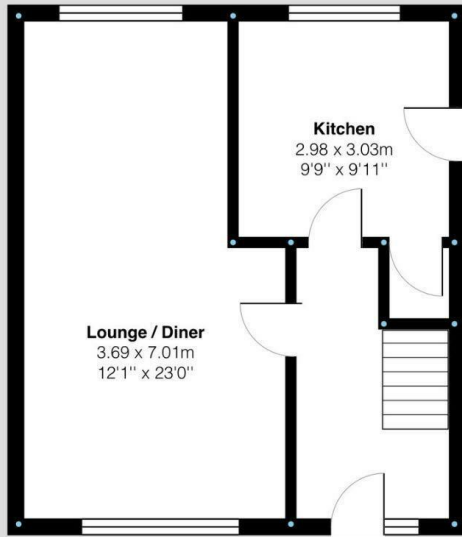
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

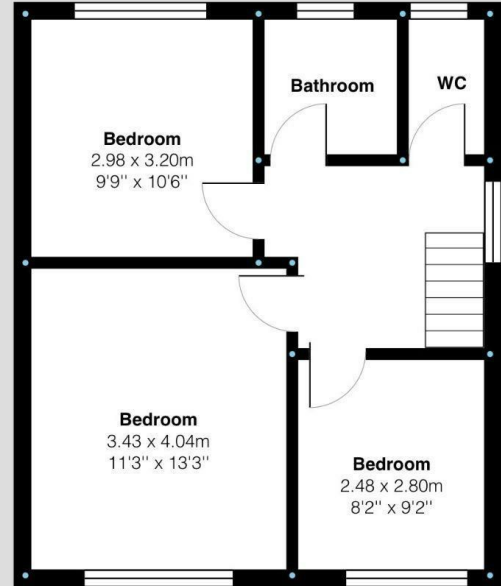
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# Floor Plan

Ground Floor:



First Floor:



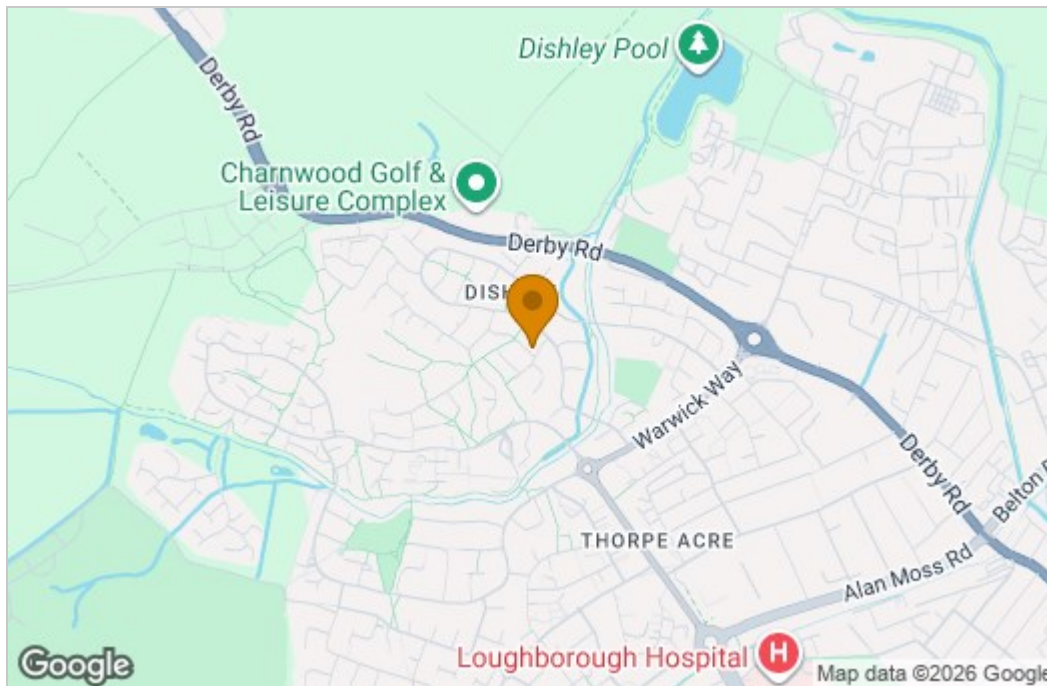
Raymond Avenue, Loughborough  
Internal Square Footage: Approx 670 sq.ft

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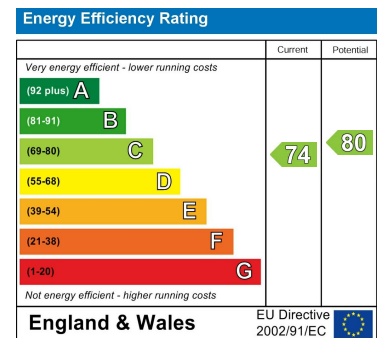
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## Area Map



## Energy Efficiency Graph



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