

Holden's

A Modern Estate Agent



26 Southfield Avenue, Loughborough, LE12 7WQ

£264,950

A well-presented three-bedroom home offering spacious and versatile accommodation, two first-floor bathrooms, ample parking via a side driveway and an enclosed rear garden with patio, lawns and storage shed. Offered with no upward chain and ready to move into, the property provides an excellent opportunity for buyers seeking a comfortable home with scope to add their own personal style.

Summary

Offered for sale with no upward chain, this well-presented and spacious three-bedroom home provides generously proportioned accommodation arranged over two floors, together with excellent parking and a pleasant enclosed rear garden. Presented in good condition throughout, the property offers a move-in-ready home whilst still providing scope for the new owner to add their own personal style.

The ground floor opens into a welcoming entrance hall with stairs rising to the first floor and access to the principal living accommodation. To the front aspect, the fitted kitchen offers a practical arrangement of units and space for appliances. To the rear, the impressive living room is particularly spacious, providing an excellent setting for both relaxing and entertaining, whilst a ground floor WC and useful storage cupboard further enhance the practicality of this level.

Upstairs, the landing leads to three well-proportioned bedrooms, including a notably generous principal bedroom, with the remaining bedrooms offering flexibility for family members, guests or home working. Two bathrooms are also located on the first floor, providing an excellent level of convenience for modern family life, alongside useful built-in storage.

Outside, the property benefits from a side driveway providing parking for multiple vehicles, a particularly useful feature for families and those requiring additional off-road parking. The enclosed rear garden combines lawned areas with a patio seating space, providing an attractive and versatile setting for outdoor relaxation and entertaining, together with a useful wooden storage shed.

Located within this established part of Sileby, the property is well positioned for the village's local amenities, schooling and transport links, whilst the larger centres of Loughborough and Leicester are readily accessible. With its generous accommodation, good condition, ample parking, attractive garden and no upward chain, this is an excellent opportunity for buyers seeking a comfortable home that can be enjoyed immediately whilst offering the freedom to make it their own over time.

The property is subject to a quarterly management fee of approximately £103.00

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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