

Holden's

A Modern Estate Agent



44 Burleigh Road, Loughborough, LE11 3BA

£239,950

This traditionally styled property is ideally located with ease of access to town centre and University. The property benefits from uPVC double glazing, and gas central heating and a combination gas boiler. It has internal accommodation which in brief comprises: hall, living room, fitted dining kitchen, rear lobby, downstairs cloaks / WC and on the first floor a landing gives way to three bedrooms and a bathroom fitted with white three piece suite. Outside there is a rear garden with double gated access allowing off road parking - which could allow for further development subject to the necessary planning consents.

Living room 4.56m (15') x 4m (13'1)

The hub of the home. A spacious room filled with natural light thanks to a large window to the front elevation. There is sufficient space in here for a sofa suite, small table and chairs plus desk.

Kitchen 4.57m (15') x 2.39m (7'10)

Large enough to be used as both kitchen and diner. Comes with all the appliances pictured.

Bedroom One 3.44m (11'3) x 2.69m (8'10)

Situated on the first floor at the back of the house with views over the rear garden.

Bedroom Two 3.65m (12') x 2.56m (8'5)

A well proportioned room also on the first floor with window overlooking the front garden.

Bedroom Three 2.83m (9'3) x 2.68m (8'10)

A flexible room on the first floor ideal as a single bedroom, study, dressing room or for storage. There is also a fitted white melamine wardrobe and cupboards.

Bathroom 1.97m (6'6) x 1.68m (5'6)

Located on the first floor, with three piece suite including bath with electric shower. Fully tiled.

All furnishings can be made available by separate negotiation.

Garden

A good size private rear lawned Garden with double gates allowing access to a driveway to the rear. There is potential space for another dwelling or development - subject to the necessary planning consents.

Parking

Driveway parking for one/two cars with further space available on road with parking permit.

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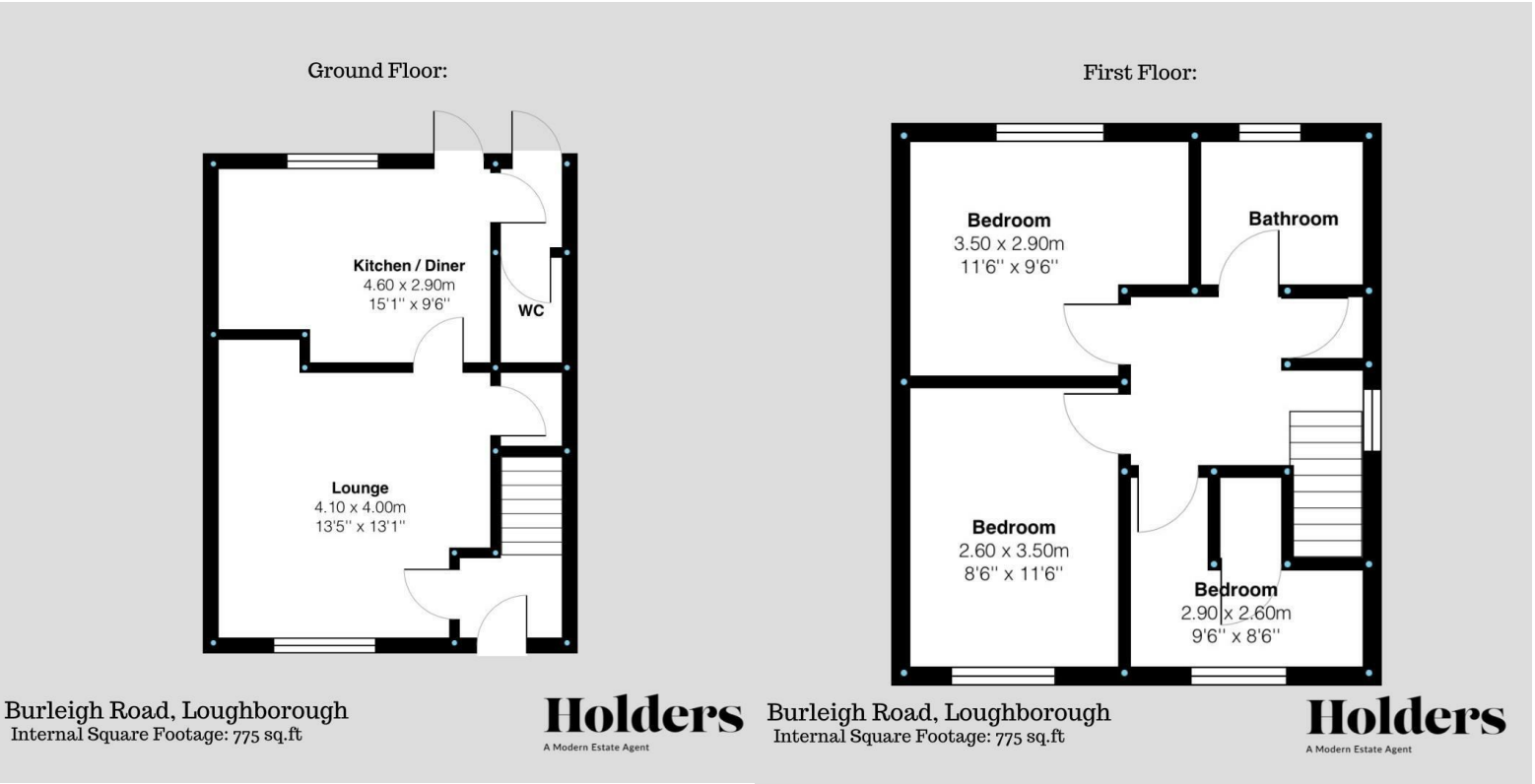
to commission their survey or service reports before finalising their offer to purchase.

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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

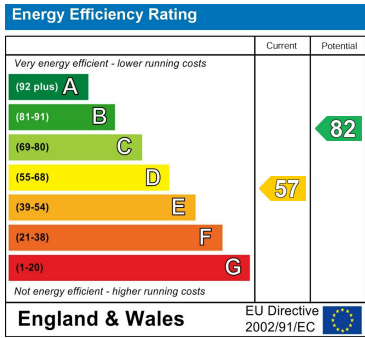
Floor Plan



Area Map



Energy Efficiency Graph



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