Holders

A Modern Estate Agent









17 Roundhill Way, Loughborough, LE11 4WB

£200,000

A well-presented two-bedroom home in a quiet cul-de-sac, offered with no upward chain and featuring a spacious living room, fitted kitchen, two double bedrooms and modern shower room. Outside, the property benefits from a private rear garden and parking for up to four vehicles, making it an ideal purchase for first-time buyers or those looking to downsize.

Summary
Offered to the market with no upward chain, this attractive and well-presented two-bedroom home occupies a quiet cul-de-sac position on Roundhill Way, Loughborough. Providing stylish and well-maintained accommodation, the property would make an ideal purchase for first-time buyers, professional couples or those looking to downsize. Further benefits include parking for up to four vehicles and a private rear garden.

The ground floor is entered via the kitchen, which is fitted with an attractive range of beech-effect Shaker-style units, complemented by work surfaces and a selection of appliances. There is also useful space for laundry appliances. A door leads through to the spacious living room, providing a comfortable and inviting reception space with plenty of natural light from the rear window and glazed door overlooking the garden. A particularly attractive feature is the contemporary spiral staircase, providing an open connection to the first floor.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom enjoying a pleasant rear aspect, whilst the second bedroom benefits from a useful built-in storage cupboard. The accommodation is completed by a modern shower room, fitted with a white suite comprising a shower enclosure, wash hand basin and WC, together with a heated towel rail.

Externally, the property enjoys a private and well-maintained rear garden, featuring a combination of paved patio and lawned areas, complemented by attractive planted borders, providing a pleasant space for outdoor relaxation. To the front, there is parking for two vehicles immediately outside the property, with a further two allocated parking spaces situated nearby.

Further benefits include gas central heating and uPVC double glazing, making this an appealing home in a peaceful residential setting.

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.

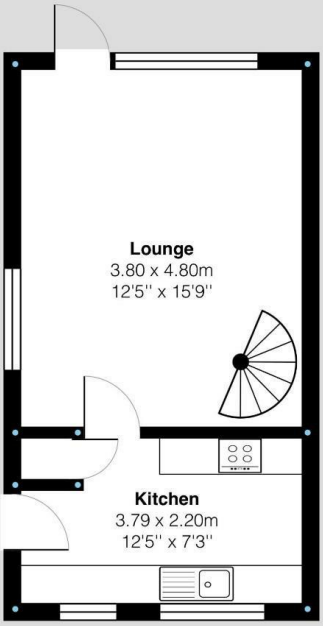
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

Floor Plan

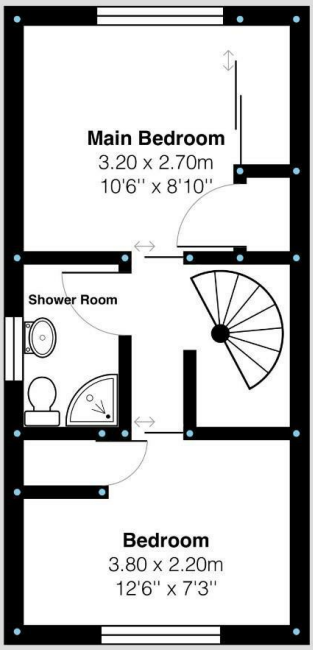
Ground Floor



Roundhill Way, Loughborough
Internal Square Footage: Approx 549 sqft

Holders
A Modern Estate Agent

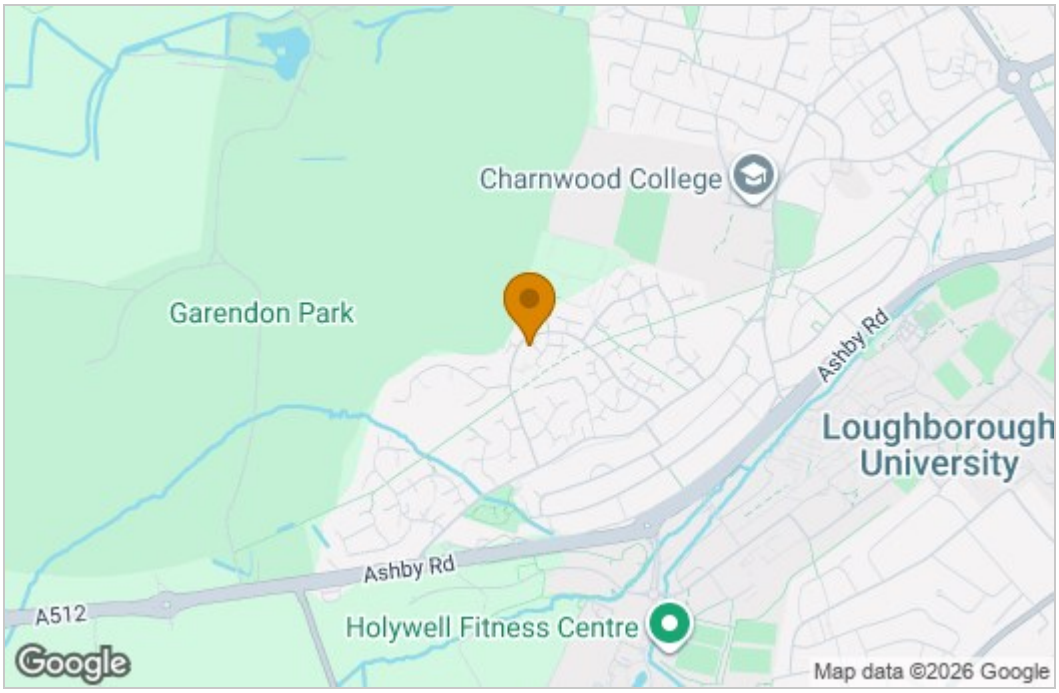
First Floor



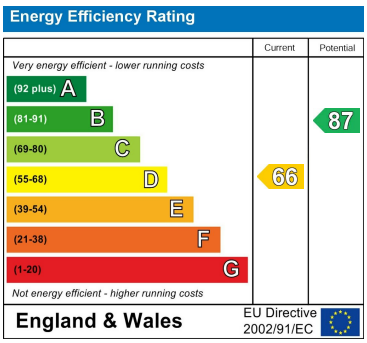
Roundhill Way, Loughborough
Internal Square Footage: Approx 549 sqft

Holders
A Modern Estate Agent

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk