



## LEIGHTON AVENUE, LOUGHBOROUGH

£725

Nestled on the charming Leighton Avenue, this delightful one-bedroom semi-detached house offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a welcoming reception room that seamlessly connects to a well-equipped kitchen. The kitchen boasts essential appliances, including an electric cooker, fridge, and washing machine, making it a practical space for everyday living.

Ascending the stairs, you will find a cosy landing that leads to a spacious bedroom, complete with fitted wardrobes that provide ample storage. The bathroom is thoughtfully designed, featuring a shower over the bath, catering to both relaxation and practicality.

Outside, the property benefits from off-road parking, ensuring that you have a secure space for your vehicle. With electric heating throughout, this home promises warmth and comfort during the cooler months.

This property is not only a lovely place to live but also offers easy access to local amenities and transport links, making it an excellent choice for those seeking a convenient lifestyle. Whether you are a first-time buyer or looking to downsize, this charming house on Leighton Avenue is sure to impress.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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