



SOMERSET CLOSE, BURTON-ON-THE-WOLDS, LOUGHBOROUGH

AUCTION GUIDE: £185,000





AVAILABLE VIA AUCTION 30th SEPTEMBER

A detached bungalow in one of Burton on the Wolds' most peaceful cul-de-sac positions, offering mature gardens, generous accommodation and an outstanding opportunity to create a wonderful home through renovation and modernisation.



A three bedroom, detached bungalow in one of Burton on the Wolds' most peaceful cul-de-sac positions, offering mature gardens, generous accommodation and an outstanding opportunity to create a wonderful home.

The property offer well proportioned accommodation but does require upgrading and repair throughout, there is cracking visible which shows some form of structural movement.

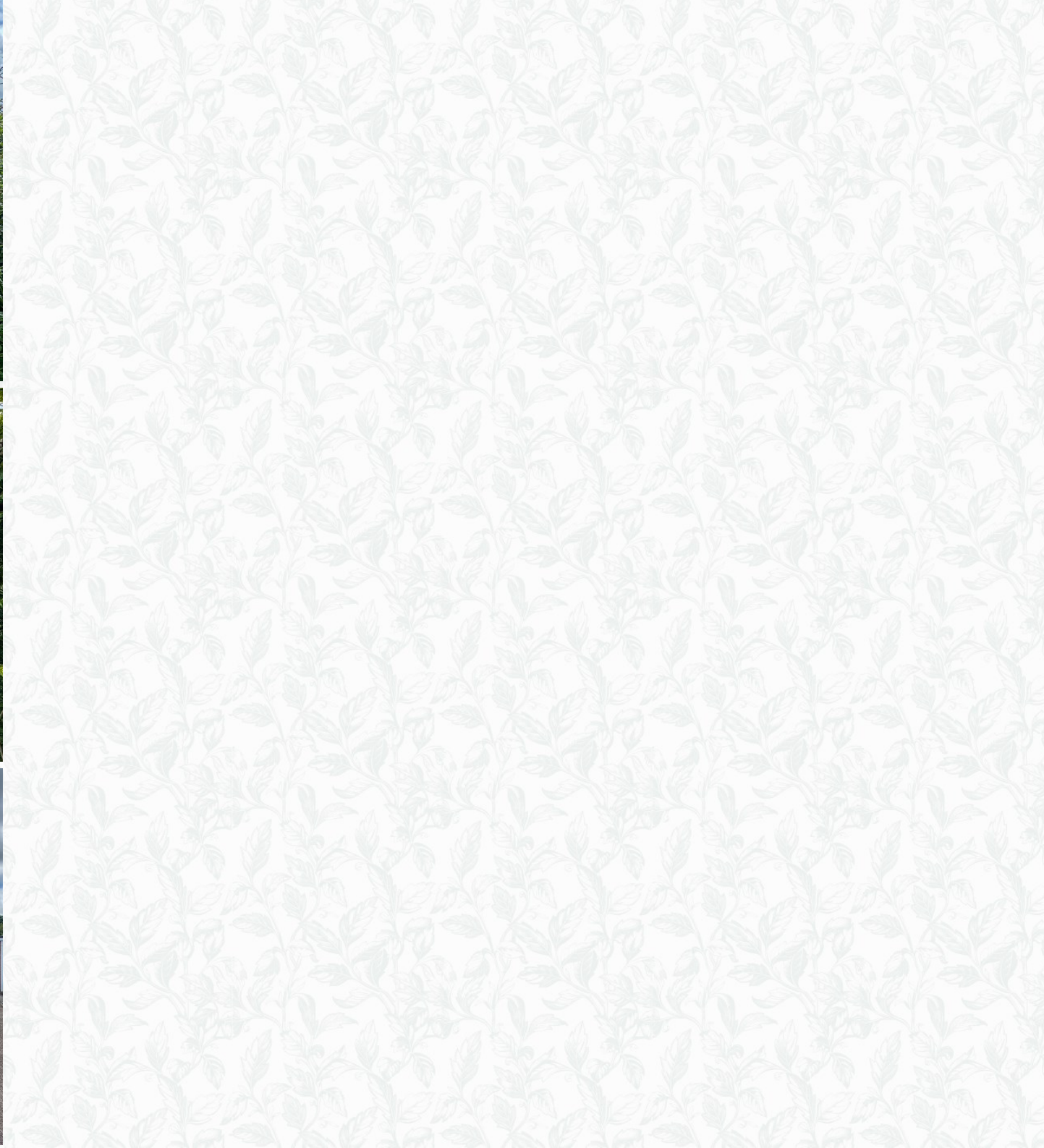
The accommodation comprises an extended entrance porch, welcoming hallway, generous lounge / diner overlooking the rear garden, kitchen, three bedrooms and a bathroom. Externally, the property benefits from a detached garage, good size driveway, fore-garden with scope for further parking and stocked mature gardens featuring a variety of shrubs, creating a private and tranquil outdoor setting.

Somerset Close is a particularly sought-after residential location, offering a quiet environment whilst remaining conveniently placed for access to nearby Loughborough, local amenities and commuter links.

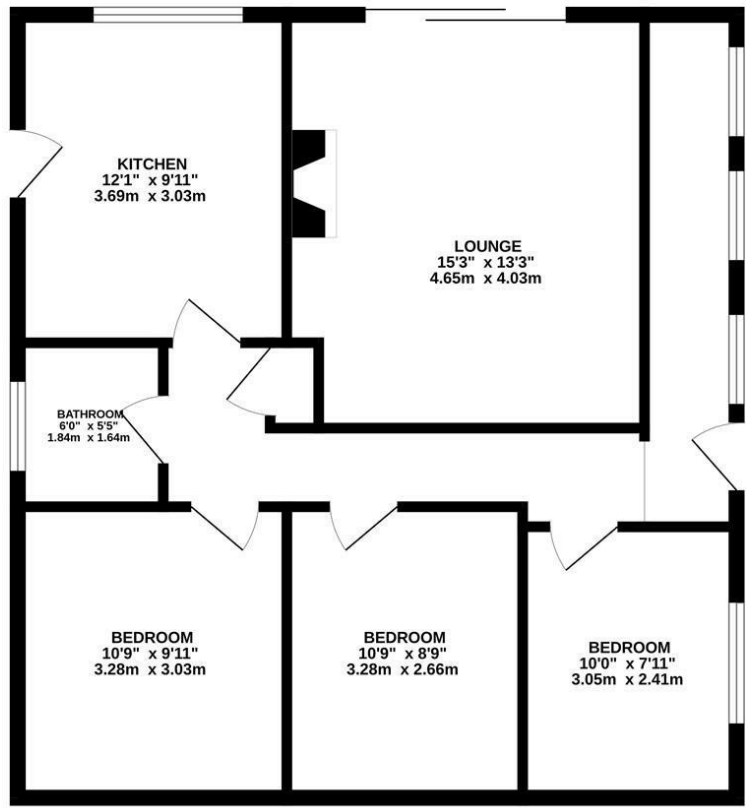
Offered freehold and with vacant possession.







GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features:

- Detached three-bedroom bungalow
 - Quiet cul-de-sac setting
- Sought-after Burton on the Wolds location
- Spacious lounge diner with garden outlook
 - Extended entrance porch
 - Kitchen and family bathroom
 - Detached garage and driveway
- Requires full modernisation throughout
- Excellent potential to improve, remodel or extend (STPP)
 - No upward chain

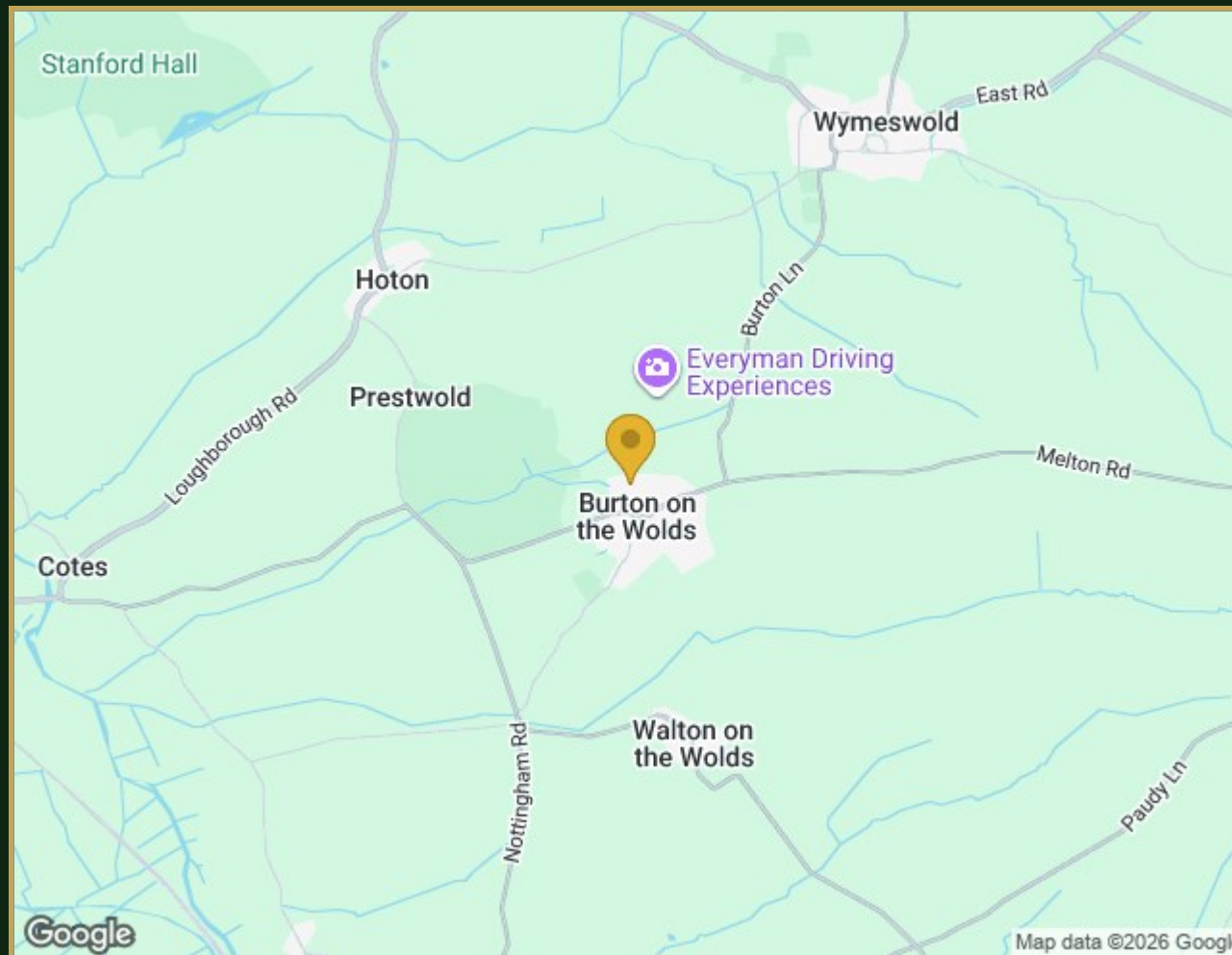


REZIDE



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

Property Location



14a Somerset Close, Burton-On-The-Wolds, Loughborough, LE12 5AJ