

Holderr

A Modern Estate Agent



42 Newstead Way, Loughborough, LE11 2UA

£305,000

Holderr are pleased to present this lovely three bedroom semi detached home, situated in the highly popular Fairmeadows development, with countryside walks on the doorstep. Boasting lounge, dining room, fitted kitchen, three bedrooms, ensuite, bathroom and landing. An opportunity not to be missed and sold with NO UPWARD CHAIN.

Upon entry through the front door, a spacious lounge with window to front elevation also provides access to further ground floor accommodation. The dining room to rear has double doors to the garden and stairwell rising to first floor. There is a door to the fully fitted kitchen and a separate w/c.

Moving upstairs you find the landing benefitting from a storage cupboard and doors to all three bedrooms and family bathroom with loft access above.

The principal bedroom offers attractive views, built in range of wardrobes, radiator, door to en suite. The en-suite is fitted with a low flush w.c., wash hand basin and shower cubicle, radiator.

The other two bedrooms are both well sized and serviced by the family bathroom which has a bath with shower over, low flush w.c and wash hand basin.

To the front of the property there is off road parking and access to integral garage. Benefitting from an up and over access door to both the front and rear, power and lighting points. A gated side access leads to the enclosed rear gardens which benefits from a lawned space, and a seating area.

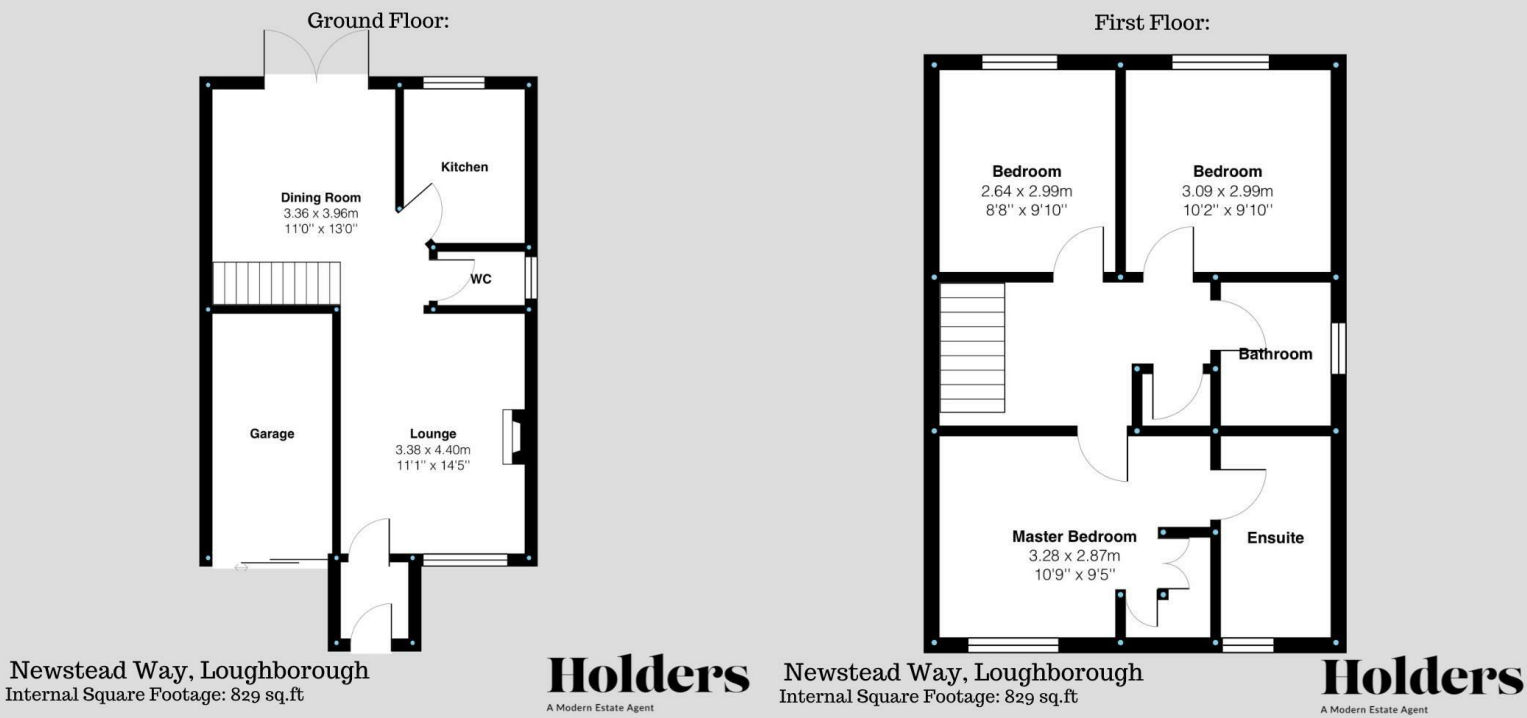
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1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied 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.

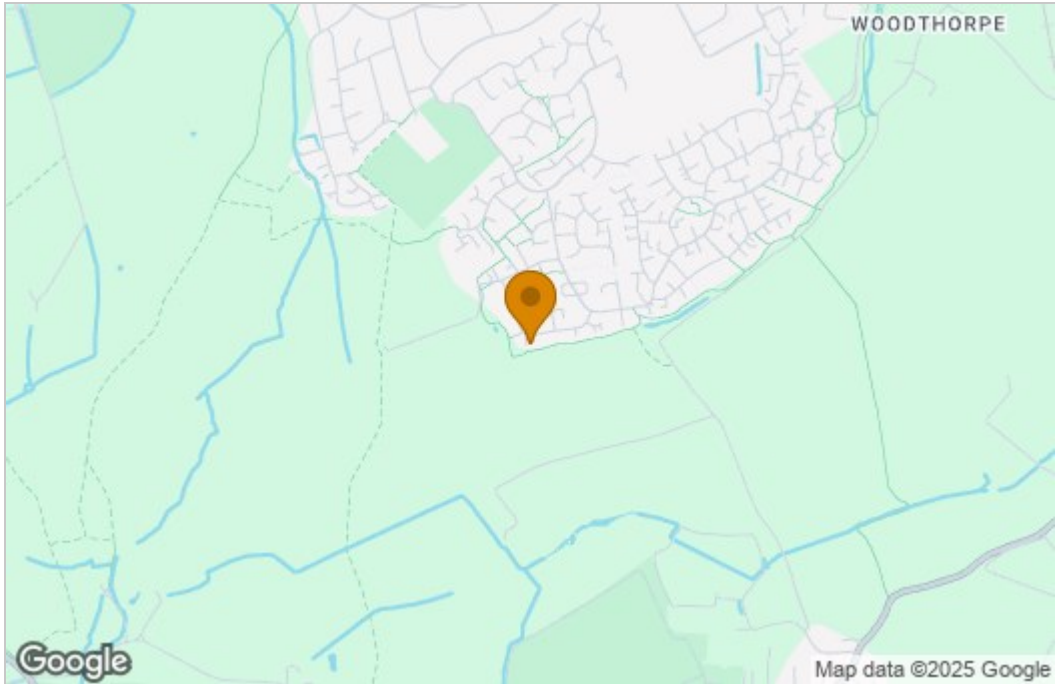
Extra Information

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

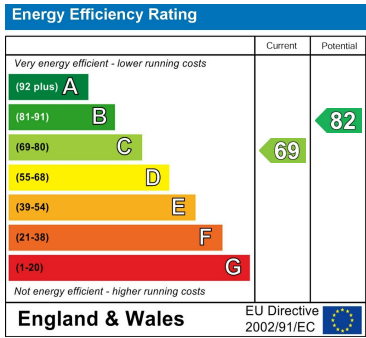
Floor Plan



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.