

Holdere

A Modern Estate Agent



4 Wilson Drive, Loughborough, LE11 2RW

£325,000

Holdere Estate Agents are delighted to bring to market with NO UPWARD CHAIN, this immaculately presented three bedroom detached home. The property is located on the highly sought after Grange Park development in Loughborough and in brief offers an entrance hallway, downstairs w.c., lounge, kitchen/diner, three bedrooms with main having an en-suite shower room, and family bathroom serving the remaining two bedrooms. Outside there is off road parking for at least two vehicles, detached single garage and landscaped gardens to the front and rear.

Summary

With plentiful living space the heart of this home is the open-plan living kitchen which spans the full width of the property. The kitchen is fitted with an array of modern base and eye level units, space for a fridge freezer, integrated dishwasher, gas hob and electric cooker, over head extractor as well as space for washing machine. In the dining area there is space for a large dining set and double french patio doors leading onto the South West facing rear garden.

There is a Lounge which provides further living space for the family to enjoy and has a window to front elevation.

Completing the ground floor accommodation is a w.c.

Ascend onto the first floor and you will find three well proportioned bedrooms, master with en-suite and the family bathroom.

The master bedroom is spacious and bright and has the added benefit of double fitted wardrobes and en-suite comprising; walk in shower unit, low flush w/c and pedestal wash hand basin.

The family bathroom is fitted with a stylish suite; bath unit with shower over, low flush w/c and pedestal wash hand basin.

To the outside of the property is plentiful off road parking for several cars on a private drive and a garage with power and electric.

The South West facing rear garden is privately aspected and has a lawn space, patio area and is a great space to enjoy the summer months in. To the side is gated access to the driveway from the rear.

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.

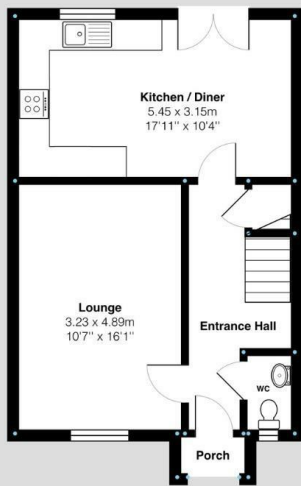
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make 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:



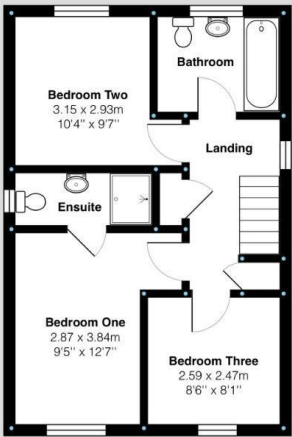
Wilson Drive, Loughborough
Internal Square Footage: Approx 979 sq.ft

Holders
A Modern Estate Agent

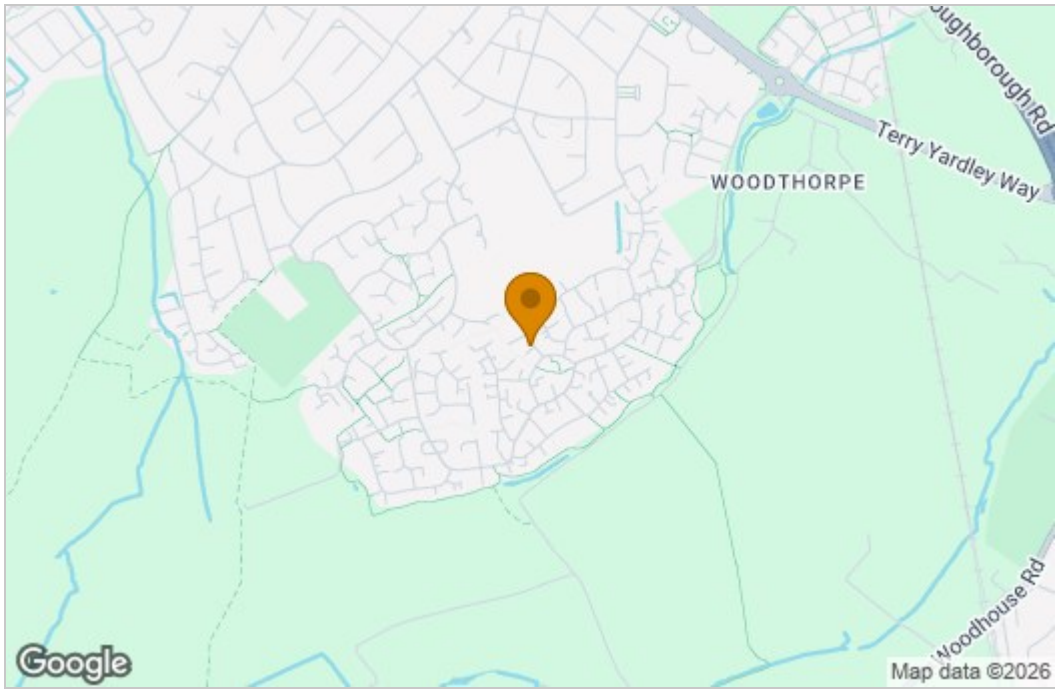
Wilson Drive, Loughborough
Internal Square Footage: Approx 979 sq.ft

Holders
A Modern Estate Agent

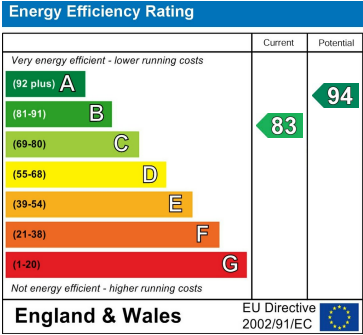
First Floor:



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.