

# Holden's

A Modern Estate Agent



3 Wicket Close, Loughborough, LE11 2BF

£375,000

This spacious and extremely well presented detached home offers three bedrooms and is situated just a short walk from town centre coffee shops and amenities, the endowed schools campuses and enjoys a secluded cul-de-sac position set just off Beacon Road, perhaps Loughborough's most sought after residential address. Constructed by William Davis homes to an attractive double fronted design with contemporary interior and with detached garage, driveway parking and generously proportioned garden. NO UPWARD CHAIN.

## Summary

Upon entering the property via the entrance hallway this provides access onto all ground floor accommodation and a w/c. The Lounge is spacious and is complete with dual aspect windows to front and french doors to rear elevation making a wonderful space for all the family to enjoy.

The Kitchen Diner is also well sized housing space for a large dining set and a door leading to the utility room. The Kitchen is fitted with an array of modern base and eye level units integrated oven and hob over, inset sink, integrated dishwasher and door through to the utility which is complete with space and plumbing for a washing machine and tumble drier and door to rear access.

Ascend onto the first floor and you will find three well sized bedrooms; master with en-suite and the family bathroom. The en-suite comprises of walk in shower unit low flush w/c and wash hand basin. The family bathroom is complete with a fitted bath with shower over, low flush w.c and wash hand basin.

To the outside the property is set in a tucked away cul-de-sac setting and has a garage and off road parking to the rear with a gated driveway. The rear garden is enclosed and mainly laid to lawn with a patio area leading from the Lounge.

## 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.

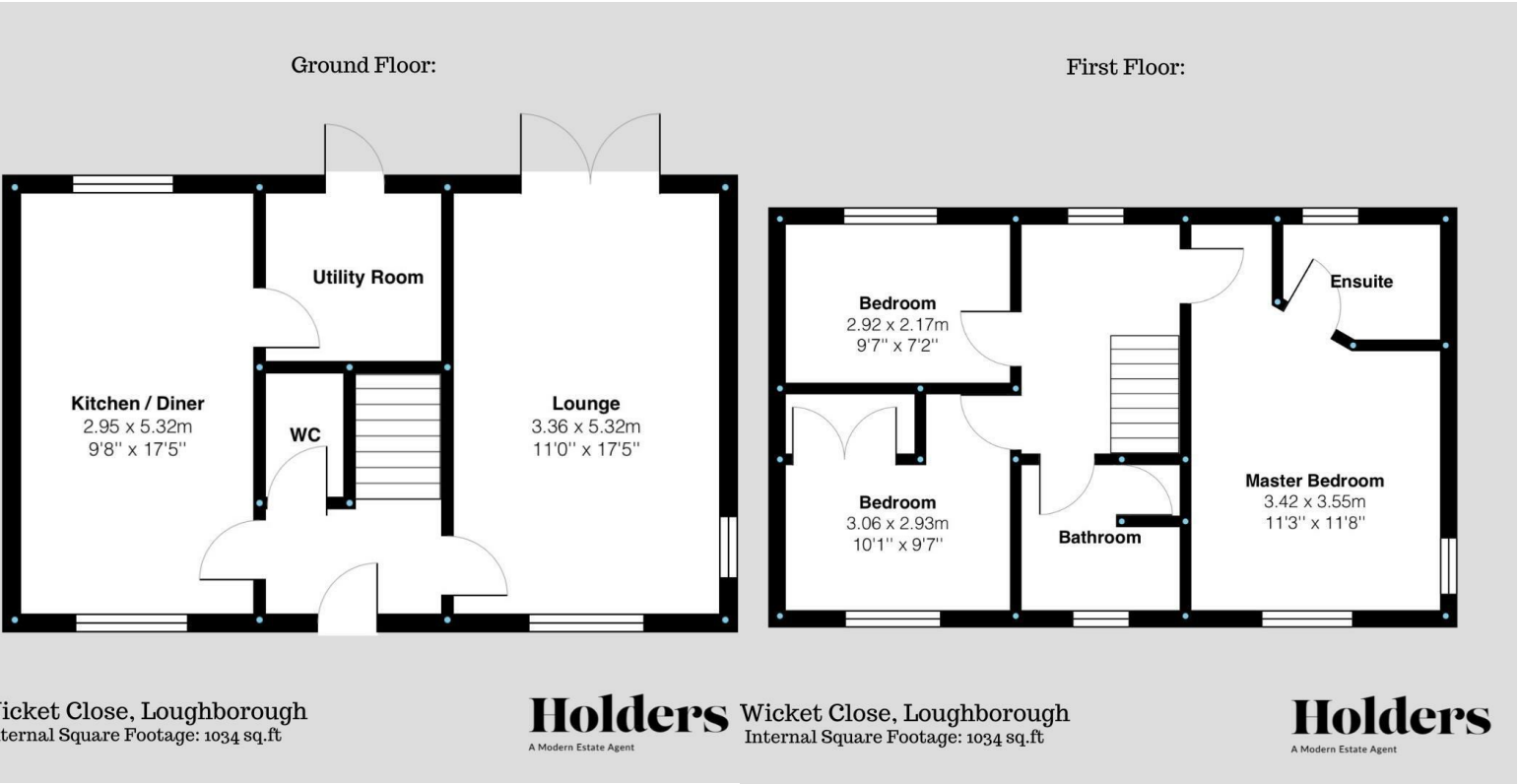
## Extra Information

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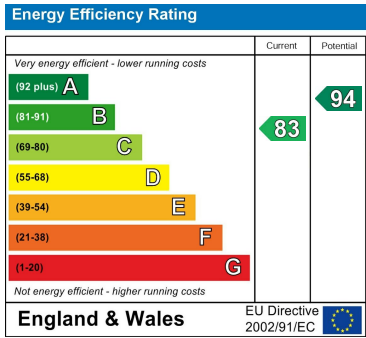
Floor Plan



Area Map



Energy Efficiency Graph



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