

# Holdere

A Modern Estate Agent



26 Pennine Close, Loughborough, LE12 9HE

£120,000

Holdere are delighted to bring to market this impressive one bedroom quarter style house which would make a great home for the first time purchaser, couple or investor. The accommodation is complete with allocated parking for one car. NO UPWARD CHAIN.

As you enter the property you arrive in the 'L' shaped lounge diner, spiral staircase to the first floor and opening to the kitchen. The kitchen is complete with an electric oven, washing machine and space for a fridge freezer.

Ascending to the first floor you find the spacious double bedroom which is bright and airy flooded with light through the two windows. The bedroom also has a double width wardrobe with sliding doors and airing cupboard. Completing the accommodation upstairs is the bathroom having a bath with shower over, low flush w/c, wash hand basin and window to side elevation.

The highly convenient location offers great commuter access to the M1 motorway network at junction 23, East Midlands Airport and with local countryside walks just around the corner. Aldi is just a short stroll away as well as bus routes in and out of Shepshed. The property also offers off road parking for one car.

#### **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.

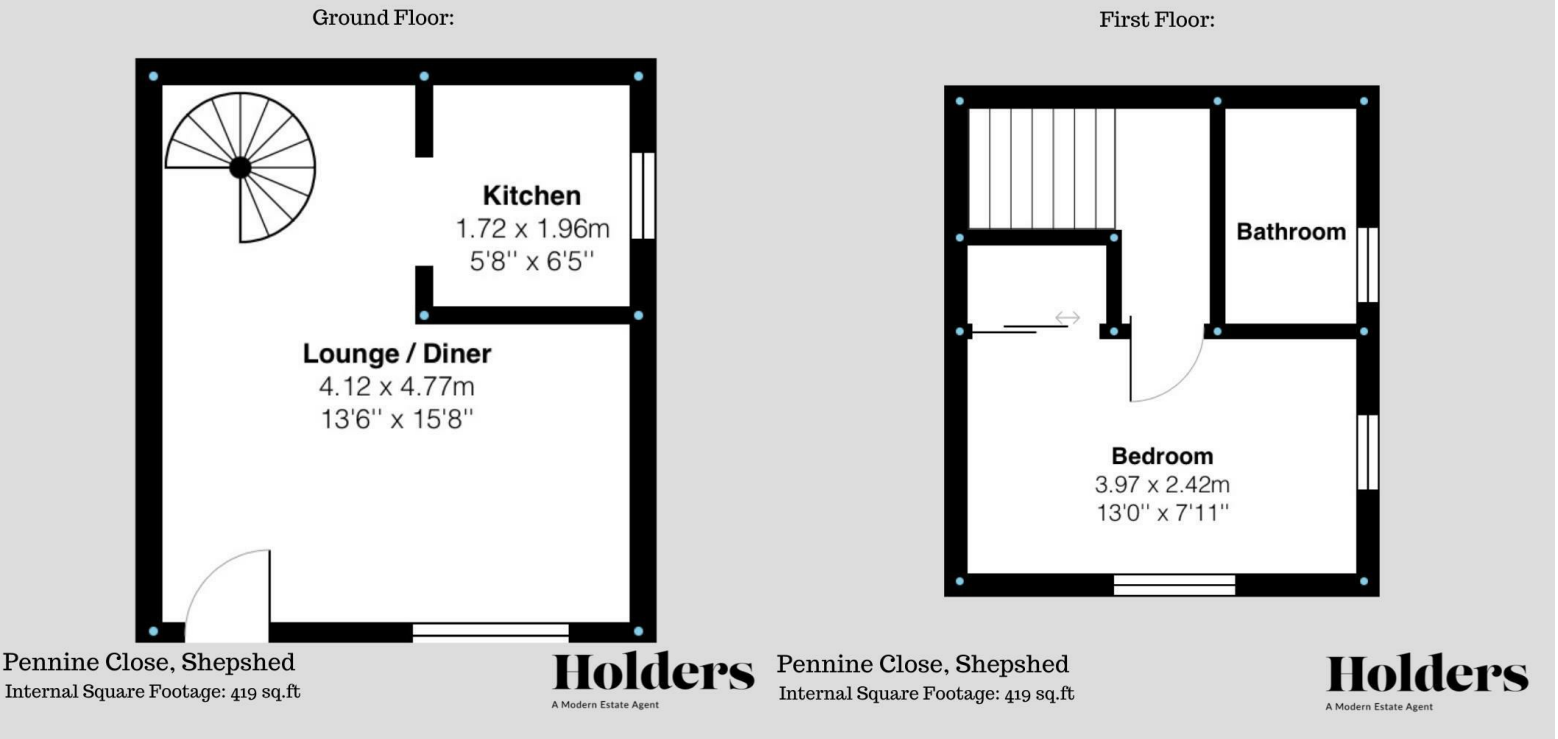
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.

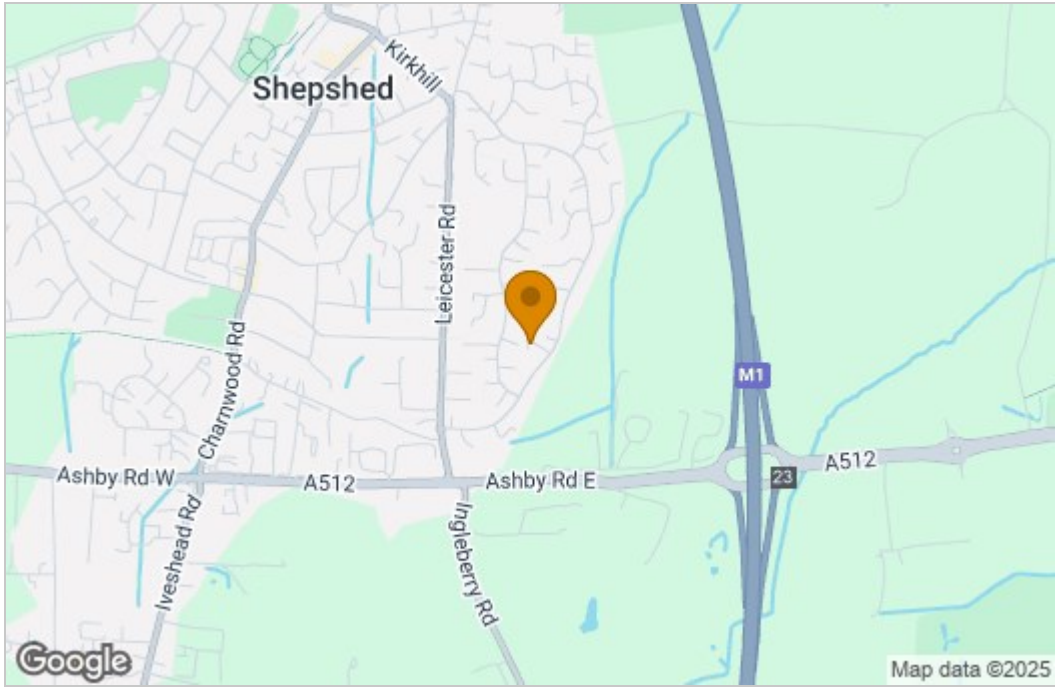
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make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



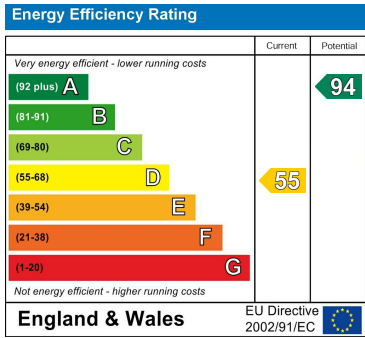
Floor Plan



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.