

Holders

A Modern Estate Agent



27 The Banks, Loughborough, LE12 7RD

£200,000

Holders are delighted to present this charming three bedroom semi detached home. Offering a good sized garden and ample living space internally. The property is ideally suited for first time buyers and investors alike and is ideally located in the popular village of Sileby and all whilst having great transport links and access to all the local amenities.

Summary

Upon entry to the property through the front door, you arrive in the entrance hallway. This provides access to the kitchen and lounge/diner. There are also stairs rising to the first floor and a useful built in storage cupboard.

The lounge/diner was formerly two rooms knocked through create one. The lounge area has a lovely bay window to the front elevation providing a nice outlook, there is also a small decorative fireplace. The dining area is of good proportions providing ample space for a dining set, there are patio doors to the rear elevation taking you straight out to the garden.

The kitchen is fitted with a modern matching range of wall and base units with countertops above. There is built in oven with gas hob and extractor over, under counter space and plumbing for a washing machine, under counter space and plumbing for a dishwasher, space for a fridge freezer, inset sink drainer and two window to the rear elevation overlooking the garden.

Ascending to the first floor, you arrive on the landing. The landing provides access to all three bedrooms and family bathroom.

The main bedroom is situated at the front of the property and is a good sized double room. It also features built in wardrobes and large bay window to the front elevation.

Bedroom two is situated at the rear of the property and is also a great sized double room, featuring a window to the rear elevation overlooking the garden.

Bedroom three is a single room situated at the front of the property.

The family bathroom is fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, low flush w.c and frosted window to the rear elevation.

Outside you find the property slightly set back from the road in an elevated position. To the rear is a good sized garden, mainly laid to lawn with established bordered. There is also an outbuilding currently being used as a utility area along with separate additional storage space.

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.

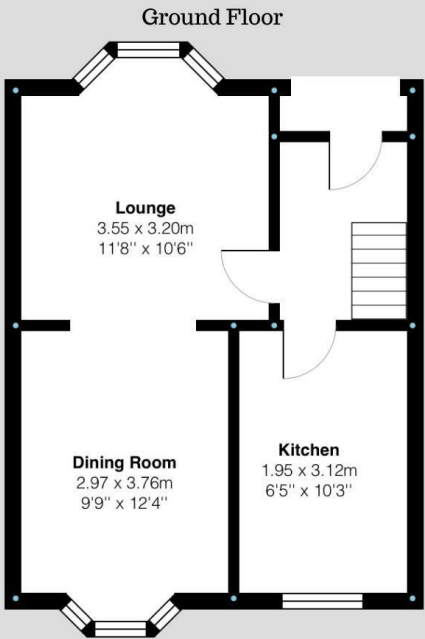
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

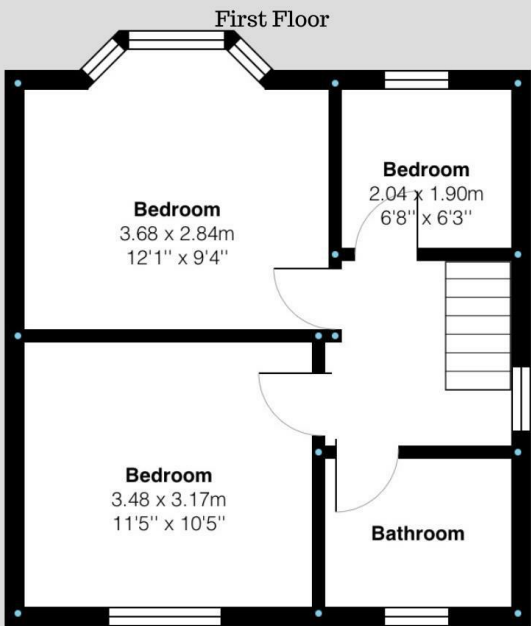
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



The Banks, Sileby
Internal Square Footage: Approx 826 sq.ft

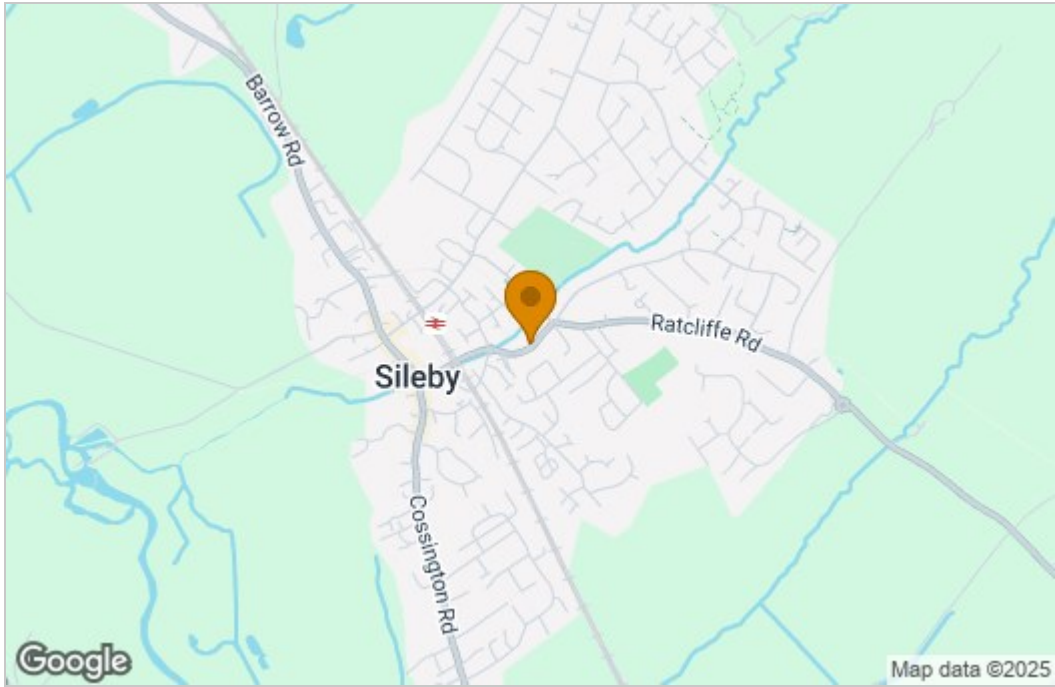
Holders
A Modern Estate Agent



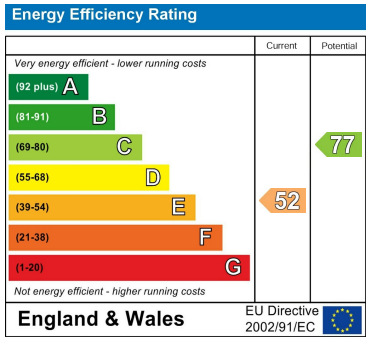
The Banks, Sileby
Internal Square Footage: Approx 826 sq.ft

Holders
A Modern Estate Agent

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.