

Holdere

A Modern Estate Agent



7 Melville Close, Loughborough, LE11 4FN

£270,000

Holdere Estate Agents are delighted to offer to the market this well maintained and presented two bedroom detached bungalow situated in a quiet cul-de-sac. The property is in a favoured residential area in the bustling town of Loughborough. This property has two reception rooms and two bedrooms, along with private mature gardens at the rear.

Summary

This property has been lovingly maintained by the current owners.

It boasts features such as gas central heating and UPVC double-glazed doors and windows throughout. Upon entry, you'll find an entrance hall leading to two bedrooms and shower room. The shower room comprises of a three piece suite with walk in shower, inset w.c and inset sink with storage below and underfloor heating.

The main bedroom has the added benefit of built in storage and comfortably fits a double bed. The second bedroom is again a double and has fitted storage.

There is a L shape lounge diner with a feature fireplace and direct garden access to the spacious conservatory/second reception room. From the hall you find the fully fitted kitchen with a range of wall and base units, inbuilt gas hob, integrated fridge, built in eye level ovens, inset sink drainer, space and plumbing for washing machine and door out to the garden.

The property is set back from the road in a quiet cul-de-sac location and has ample parking space on the right hand side behind which stands the garage, with power, lighting, and an up and over door. To the rear are mature gardens full of interest and with a paved patio areas perfect for outdoor seating and entertaining. There is also a useful storage shed complete with power and lighting - currently used as a utility spacing.

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

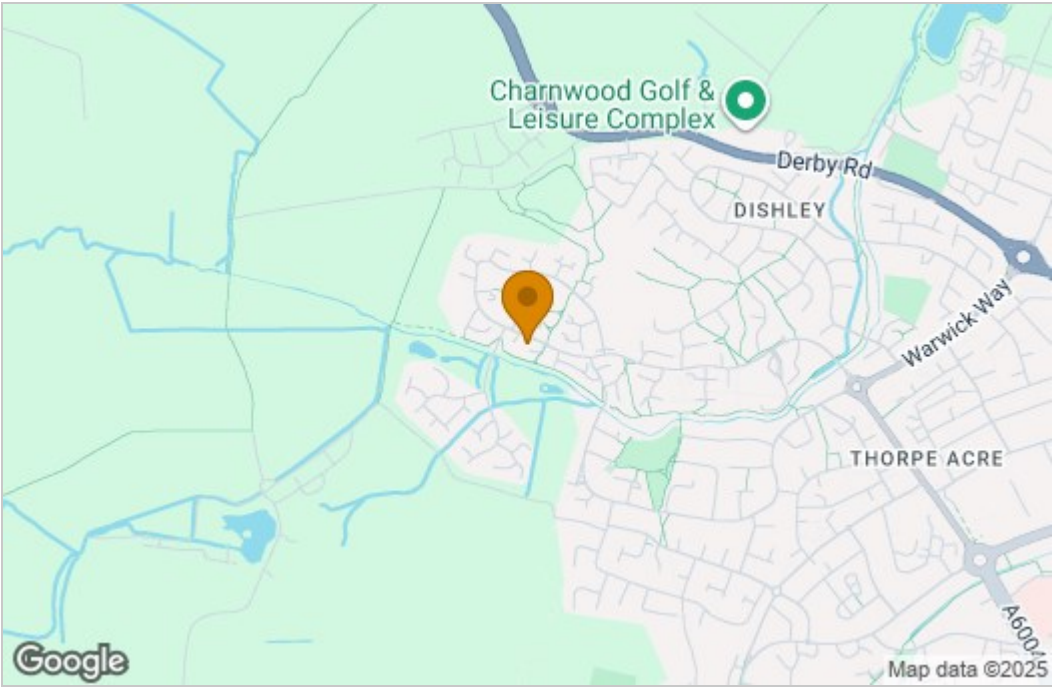
Floor Plan



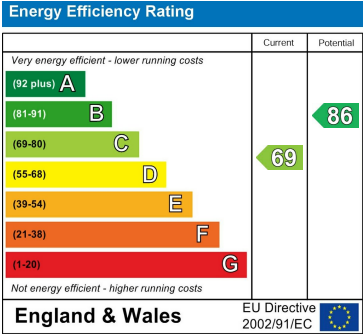
Melville Close, Loughborough
Internal Square Footage: 743 sq.ft

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Area Map



Energy Efficiency Graph



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