

Holden's

A Modern Estate Agent



65 The Green, Loughborough, LE12 7AE

£220,000

Set in a sought after location is this beautifully presented two bedroom home overlooking the green. Complete with plentiful living space arranged over three floors, master bedroom with open views to the front, off road parking, being fully double glazed and having a private courtyard with additional shared garden - this home is a MUST SEE! NO UPWARD CHAIN.

Summary

Upon entering the property via the spacious lounge, this is complete with a sash window to the front elevation with storage cupboards to the chimney recess, television point and door to Dining Room, there is also a stairwell providing access to the first floor.

The Dining Room has french doors to the rear garden allowing in plentiful light to this room. Opening from here is the Kitchen, which is fitted with a range of wall and base units with complementary rolled edge work surface over, inset stainless steel one and third bowl sink and drainer with mixer tap over, integrated electric oven and grill, induction hob, space for a fridge freezer, space and plumbing for a washing machine and door to w/c.

Ascend to the first floor and you will find two well sized bedrooms, master with open views of the green and the family bathroom. The Family Bathroom is fitted with a bath and shower over, low flush w.c and wash hand basin.

Ascend onto the second floor and you will find a large converted attic, a flexible space to suit the buyers needs. A velux window to rear and storage cupboard completes this floor.

To the rear of the property there is a decked and gravel private courtyard area. There is a mutual agreement to allow a parking space to rear accessed via a shared driveway. There are additional gardens making a wonderful space to enjoy the summer months in!

Disclaimer

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.

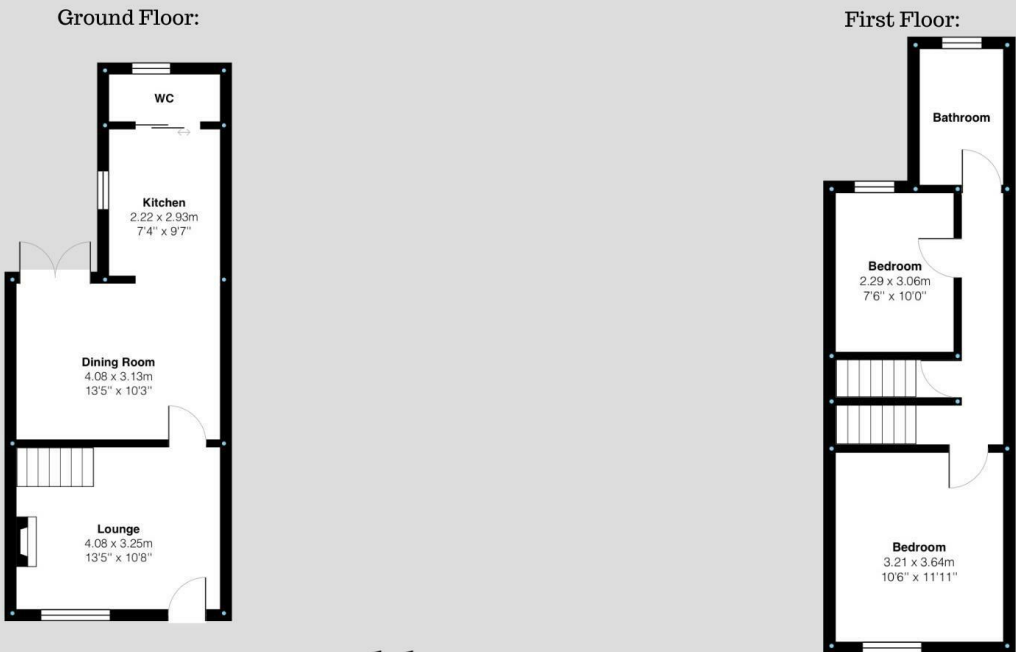
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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



The Green, Mountsorrel
Internal Square Footage: 809 sq.ft

Holders
A Modern Estate Agent

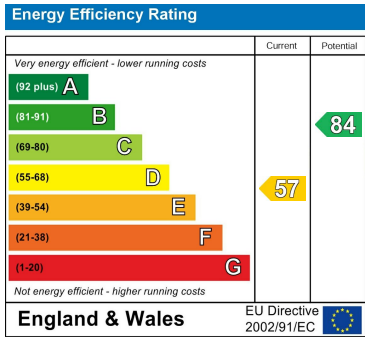
The Green, Mountsorrel
Internal Square Footage: 809 sq.ft

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.