

Holderr

A Modern Estate Agent



7 Saxon Way, Loughborough, LE12 8YG

£289,950

Holderr are delighted to bring to market this immaculately presented modern three bedroom property situated within this popular development. The property has been cherished by the current owners and benefits from a brand new kitchen all whilst being in a pleasant cul-de-sac location in the highly desirable village of Barrow Upon Soar.

Summary

Upon entry to the property through the front door you arrive in the entrance hall, this provides access to the lounge and downstairs w.c.

The downstairs w.c is fitted with a three piece suite comprising wash hand basin and low flush w.c.

The lounge benefits from a bay window allowing natural light to flood in overlooking the front elevation, a feature fire place and door to the rear hall.

The rear hall provides access to the first floor via the stairs as well as a door leading into the spacious kitchen diner.

The kitchen has been newly fitted and comprises a range of modern wall and base units with worksurfaces over. There is an inset Belfast style sink with mixer tap over, induction hob, eye level electric oven, space and plumbing for washing machine, integrated dishwasher, space for fridge freezer, space for a good sized dining set and chairs with tiled flooring and French doors leading straight out to the rear garden.

Ascending to the first floor you arrive on the landing, this provides access to all three bedrooms, bathroom and useful airing cupboard/storage.

Bedroom one features a window that provides a view of the rear garden, along with a variety of built in wardrobes and an ensuite shower room. The shower room is equipped with a three piece suite that includes a walk in shower cubicle, a low-level WC, and a pedestal wash hand basin. It also has partially tiled walls and a frosted window facing the rear elevation.

Bedrooms two and three are both of good proportions and are situated at the front of the property.

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

At the back of the property, there is a charming enclosed garden featuring a paved patio seating area, lawn, and mature shrub and flower borders. The garden is surrounded by walls and fences, with a gate that provides access to the driveway providing off road parking for multiple cars.

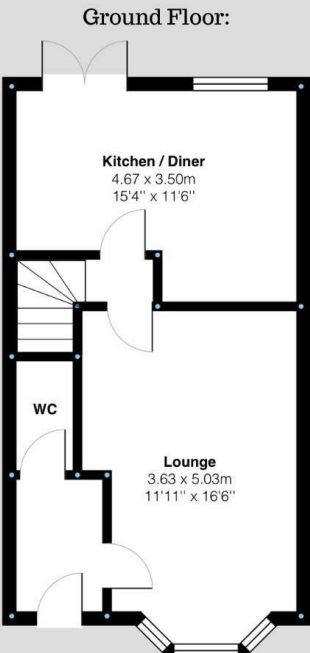
Disclaimer

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

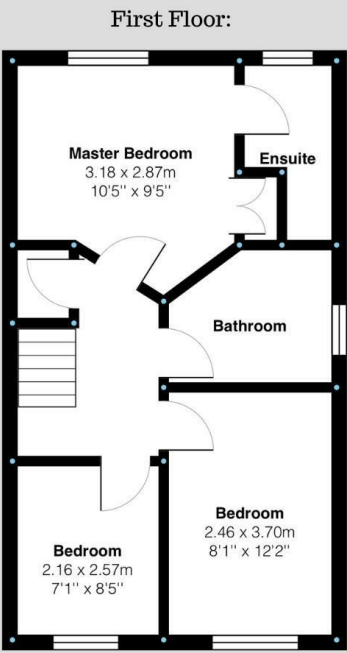
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Saxon Way, Barrow Upon Soar
Internal Square Footage: 824 sq.ft

Holders
A Modern Estate Agent



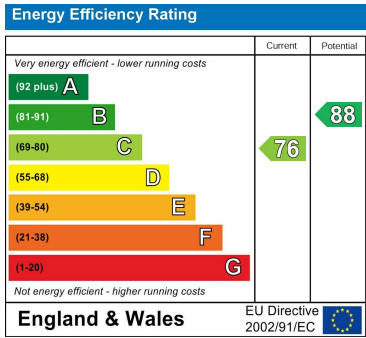
Saxon Way, Barrow Upon Soar
Internal Square Footage: 824 sq.ft

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.