# Holders

A Modern Estate Agent



58 Aitken Way, Loughborough, LE11 2UL

£285,000





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£285,000







Upon entering the property, the entrance hall provides access to a useful ground floor WC with wash basin. To the front of the property, the contemporary breakfast kitchen has a range of wall and base units, with integrated appliances including a dishwasher, oven with hob and hood and fridge freezer, there is also an inbuilt breakfast bar.

To the rear of the property, the reception space stretches across the width of the property, with french doors opening out onto a well maintained rear garden. There is also additional storage space which leads under the stairs.

To the first floor, there are two double bedrooms, the larger of which over looks the garden. There is also a well proportioned third bedroom, and a bathroom which briefly comprises: Bath with shower over, WC, wash basin, heated towel rail and fitted storage cupboard.

Externally the property has a garage to the rear and three off road parking spaces. To the rear, the garden offers a patio area for seating, and a large walled lawn space. The property must be viewed to appreciate the quality and positions of the accommodation on offer.

Tel: 01509 451100

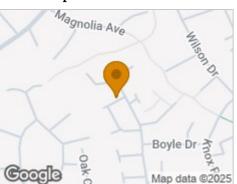








#### Road Map



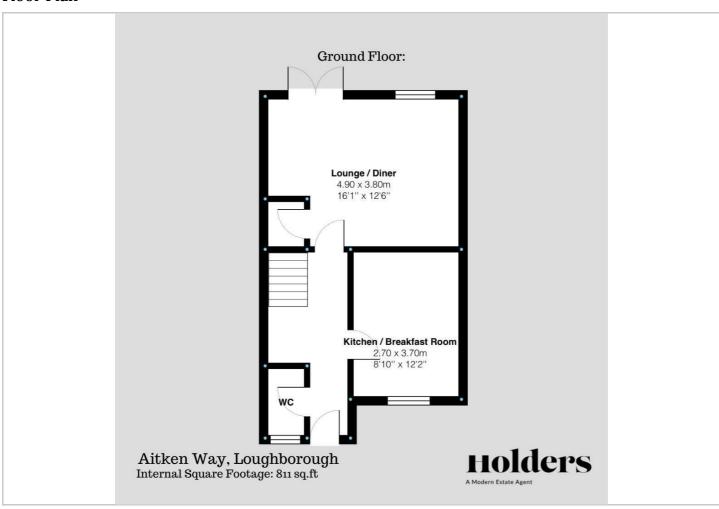
### Hybrid Map



#### Terrain Map



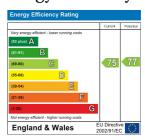
#### Floor Plan



#### Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

#### **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.