

Holdings

A Modern Estate Agent



16 Saddlers Close, Loughborough, LE11 5HD

£230,000

A well presented and nicely proportioned three bedroom semi detached home in this popular location which offers the rare combination of peace and quiet mixed with excellent access to the town centre, travel routes, schools and amenities. The living spaces include a modern re-fitted bathroom, spacious kitchen diner, generously sized lounge and a good sized garden.

Ascend through the hallway and this provides access to the ground floor w/c and stairwell rising to first floor. Setting the tone for the rest of the house is a stylish Lounge. It offers an abundance of natural light through its UPVC double glazed window and is a perfect space for hosting family, friends or even relaxing in the evenings. A useful storage cupboard leads from here.

The fitted kitchen offers plenty of storage space through its mixture of wall and base level units with integrated and free standing appliances. You will discover an inset sink drainer unit overlooking the rear garden and space for a large dining set.

Ascend onto the first floor and you will find three well proportioned bedrooms and a newly fitted family bathroom.

The family bathroom is a modern space with tiling to the floors and walls. It comprises of a wash hand basin with vanity unit, bath with shower overhead and extractor fan.

The garden offers a private aspect and is a fantastic space to host friends and family. It comprises a mixture of patio, lawn and planting areas. There are two off road parking spaces to front elevation.

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.

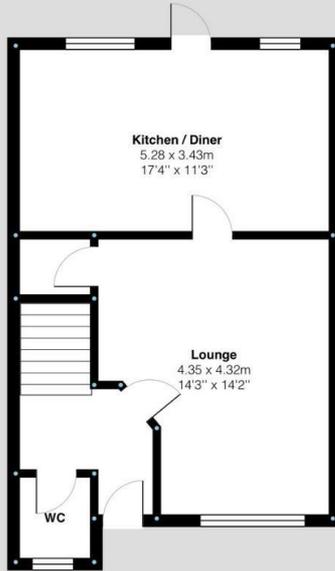
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Extra Information

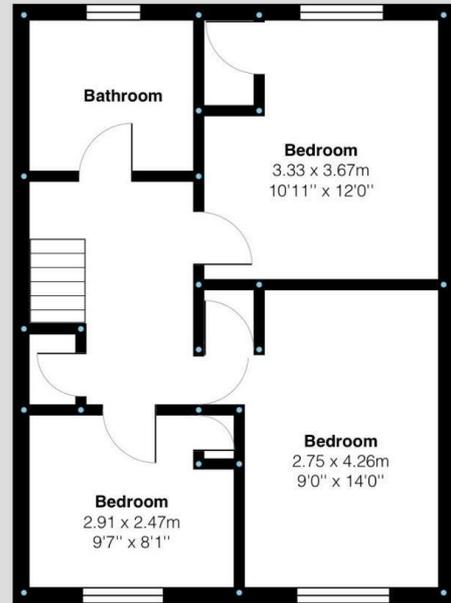
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



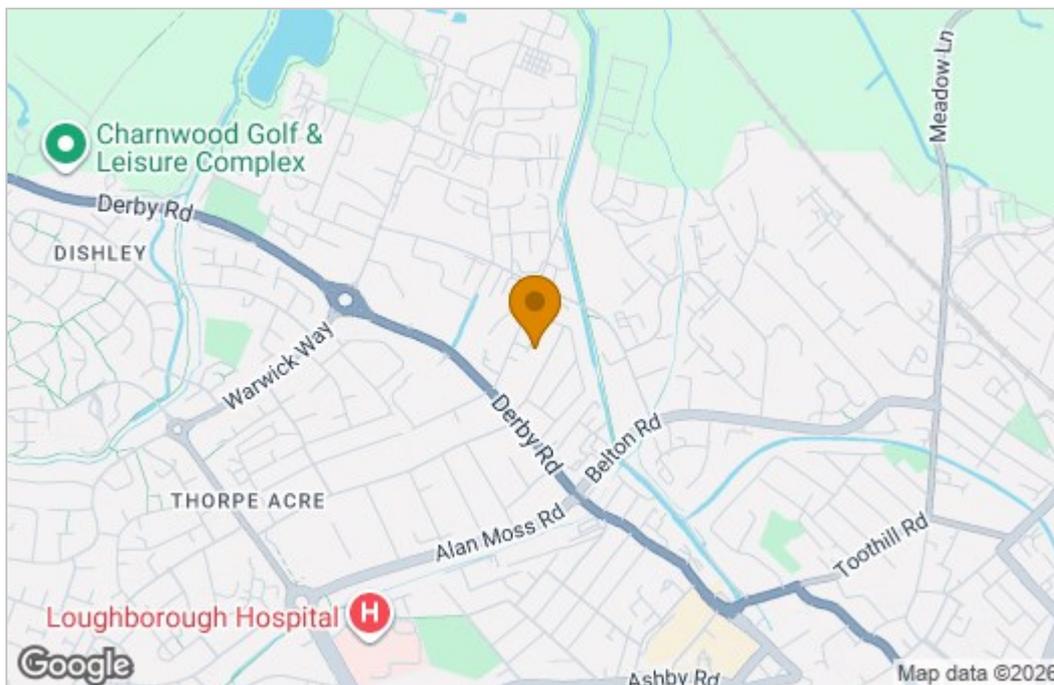
Saddlers Close, Loughborough
Internal Square Footage: Approx 861 sq.ft

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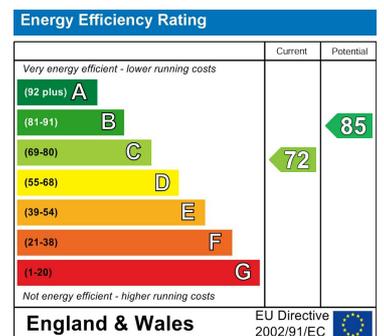
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Area Map



Energy Efficiency Graph



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