

# Holdings

A Modern Estate Agent



18 Leslie Yoxall Drive, Loughborough, LE11 2GJ

£174,950

A superb freehold one-bedroom coach house set within a quiet cul-de-sac on the popular Grange Park development, offering stylish open-plan living and excellent practicality. With its own garage, parking and modern finish throughout, this property is ideal for first-time buyers or investors.

## **Summary**

Situated within a quiet cul-de-sac on the popular Grange Park development, this outstanding one-bedroom coach house presents an excellent opportunity for first-time buyers, downsizers or investors seeking a modern and low-maintenance home in a desirable location.

The accommodation is thoughtfully arranged over the first floor, as illustrated by the attached floorplan, and comprises a private entrance leading to a hallway, a well-proportioned double bedroom and a fitted bathroom complete with a shower over the bath. The main living space is a bright and contemporary open-plan lounge and kitchen, designed to offer a sociable and practical layout, with the kitchen benefitting from integrated appliances.

Additional storage is provided by an understairs storage area.

Further benefits include double glazing and gas central heating, ensuring comfort and efficiency throughout. Externally, the property offers the added advantage of off-road parking along with a single garage, which also provides useful additional storage space.

Conveniently positioned on the outskirts of Loughborough, the property offers easy access to local amenities, transport links and the town centre, making it a superb choice for a range of purchasers.

## **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](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

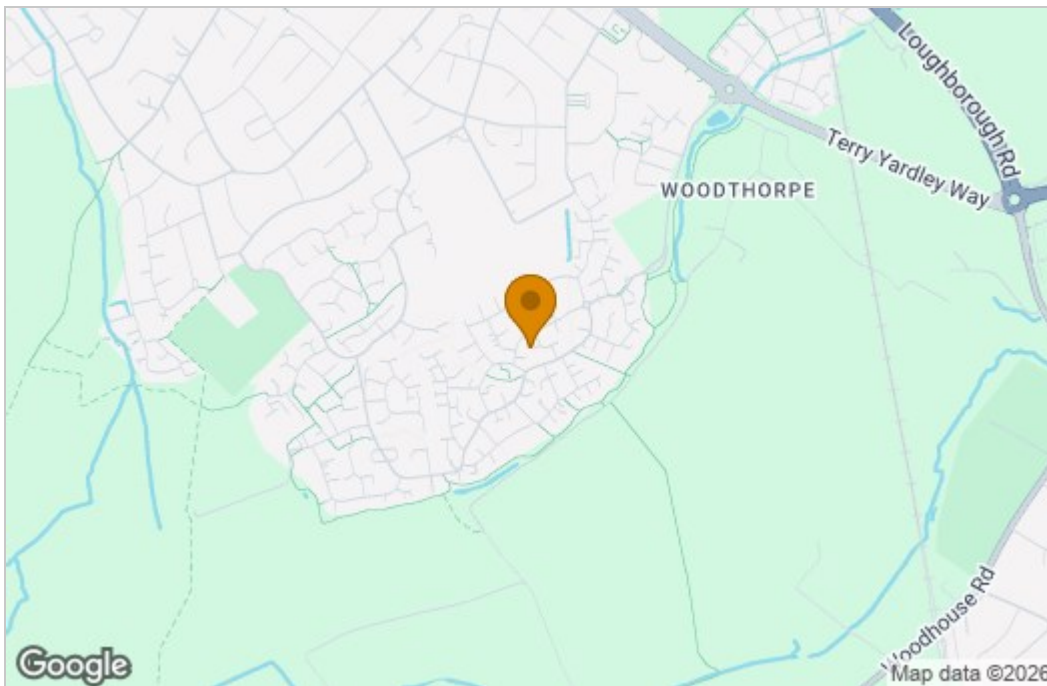
First Floor:



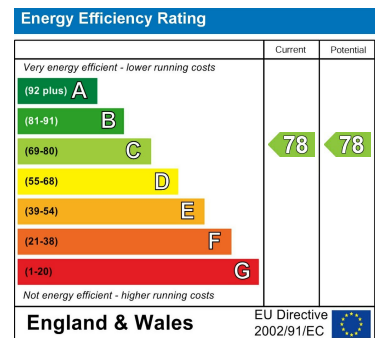
Leslie Yoxall Drive, Loughborough  
Internal Square Footage: Approx 603 sq.ft

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# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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