

Holder's

A Modern Estate Agent



6 Coe Avenue, Loughborough, LE11 4SE

£270,000

Holder's are delighted to present this immaculately presented fully renovated three bedroom semi detached property. Situated in a highly popular Thorpe Acre area of Loughborough with all amenities close by. The property boasts three reception areas, refitted kitchen, spacious plot and off road parking for multiple vehicles. The property boasts a spacious kitchen diner, lounge, three well sized bedrooms and off road parking to the front as well as a lovely large private garden to the rear.

Summary

This spacious family home offers a modern contemporary feel throughout and occupies this prime Thorpe Acre position.

The accommodation is generous and brings a feeling of space to the home, where you enter through the front door into the entrance hall this gives access to the lounge and kitchen diner to the rear.

The Lounge is complete with a focal fireplace, and large window to the front elevation.

The Kitchen/Diner is complete with a modern range of base and eye level units, inset oven and gas hob with extractor over, integrated wine dishwasher, space for a fridge freezer and plumbing for a washing machine, there is also a door providing access to rear garden as well as patio doors out in the dining/entertaining area of this room. There is a breakfast bar allowing for further seating options with more storage on the other side.

Ascending upstairs you arrive on the landing, this provides access to all three bedrooms and family bathroom.

The bathroom is fitted with a three piece suite comprising bath with shower over, wash hand basin with storage below and low flush w.c.

There are three well sized bedrooms finishing off the accommodation on this floor.

To the outside, there is off road parking to the front and side. This leads to the private rear garden which is of a good size. Mainly laid to lawn with established borders, patio area and paved pathways all of which is secure and enclosed by wooden fencing.

Disclaimer

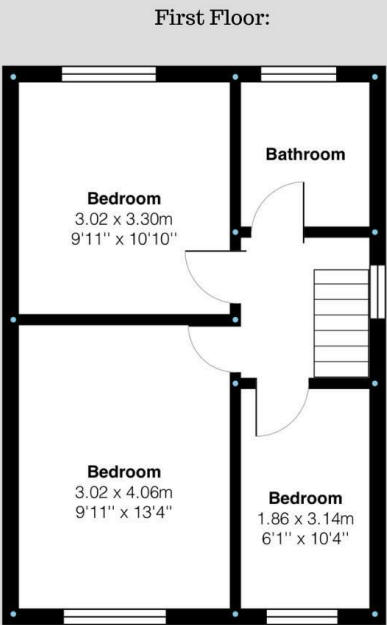
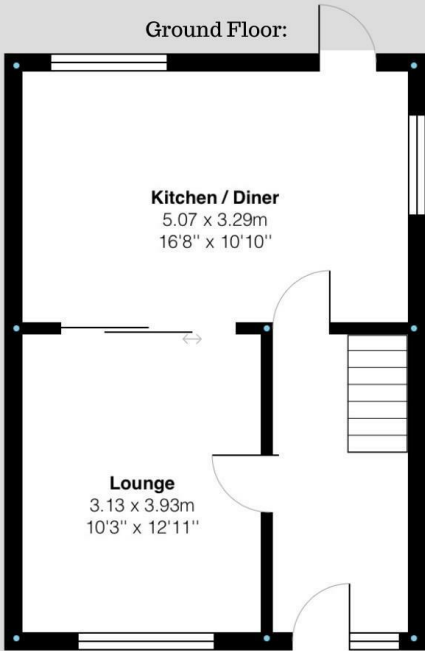
1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered 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 To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



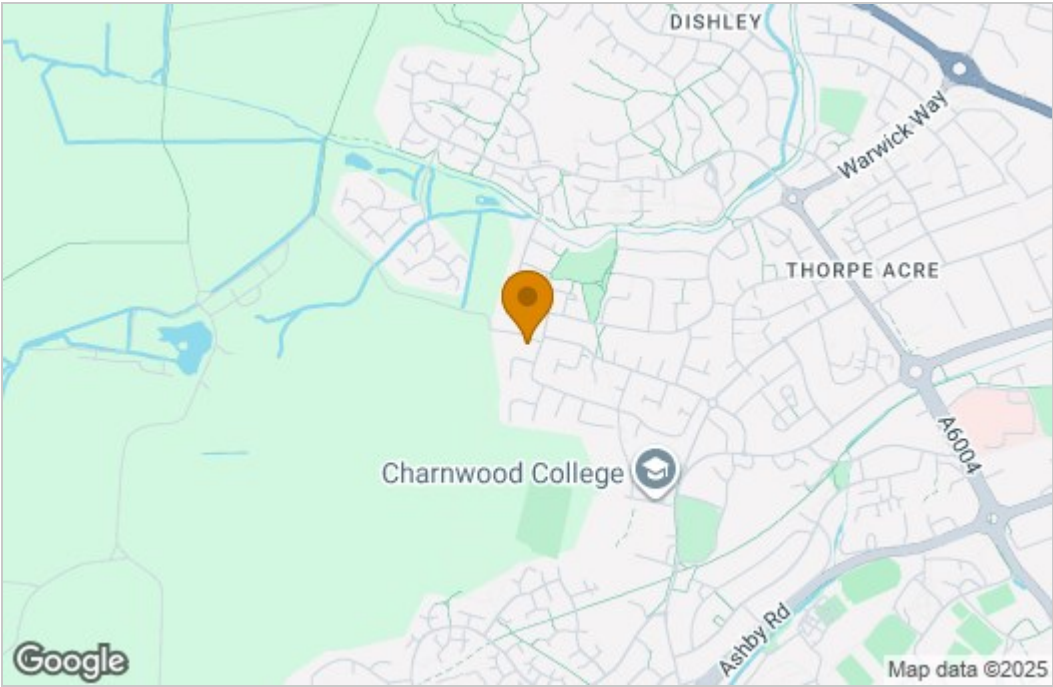
Coe Avenue, Loughborough
Internal Square Footage: 784 sq.ft

Hold
A Modern Estate Agent

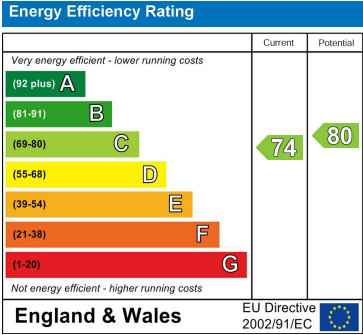
Coe Avenue, Loughborough
Internal Square Footage: 784 sq.ft

Hold
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.