

# Holderr

A Modern Estate Agent



8 Newman Close, Loughborough, LE11 2UR

£350,000

Holderr are please to present this instantly appealing three bedroom semi detached family home set on the sought after Grange Park development in Loughborough.

This outstanding and stylishly presented accommodation boasts front and rear garden with parking and garage to the rear. The impressive accommodation offers UPVC double glazing, gas central heating and in brief comprises entrance hall, w.c, lounge, kitchen diner, landing, three bedrooms one with en suite and family bathroom. Early viewing highly recommended.

Upon entering the property via the spacious entrance hallway this provides access onto all ground floor accommodation and w/c.

The w.c comprises a two piece suite with low flush w/c and wash hand basin.

The Lounge is a light and airy space and is complete with two windows making a great space for all the family to enjoy.

Providing further living space is the stunning kitchen diner which has a range of base and eye level units, integrated oven and hob over, inset stainless steel sink and drainer, space and plumbing for a washing machine and french patio doors onto the rear garden, there is also plentiful space for a dining set.

Ascend onto the first floor and you will find three well sized bedrooms with the main bedroom having wardrobe storage and three piece en suite. The family bathroom is complete with bath, low flush w/c and wash hand basin.

The property occupies this highly regarded modern development constructed by William Davis and has NHBC warranty remaining. Gated access takes you into the rear garden which is mainly laid to lawn with paved patio areas all of which is enclosed by wooden fencing. There is a further gate at the rear taking you to the parking and single garage (with lighting and power).

Entrance Hallway -

Lounge - 4.76 x 3.57 (15'7" x 11'8") -

Downstairs Wc -

Kitchen/Diner - 3.50 x 2.40 (11'5" x 7'10") -

En Suite -

Bedroom One - 3.58 x 2.80 -

Bedroom Two - 3.42 x 2.72 -

Bedroom Three - 2.53 x 2.4 -

### **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.

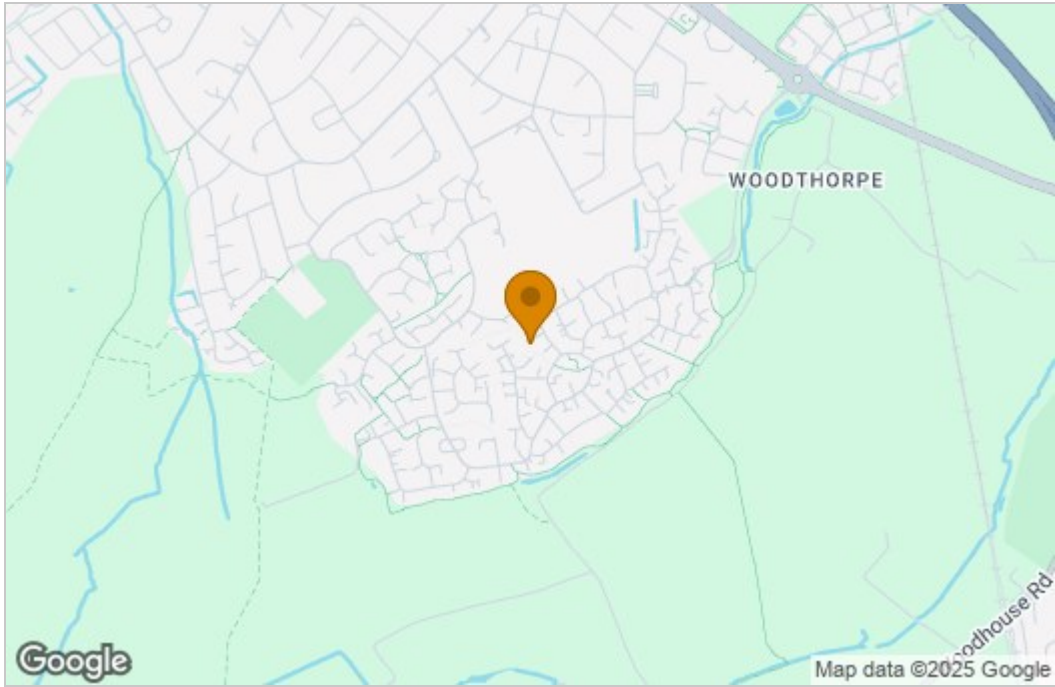
### **Extra information**

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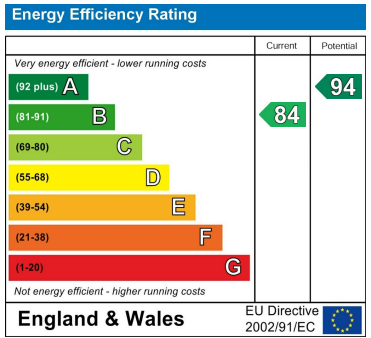
Floor Plan



Area Map



Energy Efficiency Graph



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