

# Holderr

A Modern Estate Agent



## 5 Emmersons Court

Belton, Loughborough, LE12 9TP

£440,000





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A spacious four-bedroom detached family residence situated in the highly desirable village of Belton. Nestled in a tranquil cul-de-sac, this home boasts a stunning open plan living area that combines the lounge, study, kitchen, and dining spaces. It features four generously-sized bedrooms, a family bathroom, a master ensuite, a lovely rear garden, and a garage.

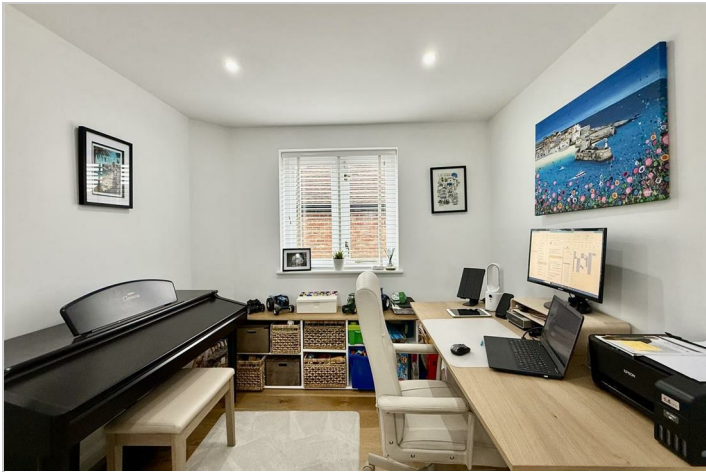
This immaculate property enjoys a lovely corner position and showcases a deceptively roomy entrance hallway that flows into an impressive open plan kitchen/dining/living area, complete with bi-fold doors that open to a separate study / family room. Further bi-folding doors lead to a elegantly landscaped rear garden. Furthermore, the ground floor includes a convenient downstairs W/C and a utility room.

On the first floor, you will find three well-proportioned bedrooms and a family bathroom, while the second floor leads to the master bedroom, which features a door to a walk-in cupboard and an ensuite bathroom with windows that offer breathtaking views of the picturesque Belton countryside.

The exterior of the property features a well-kept rear garden that is ideal for family gatherings, along with a driveway that offers plenty of parking space for several vehicles, as well as a standalone brick garage. We strongly encourage scheduling a viewing to fully appreciate the accommodation available!

## 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.



Road Map



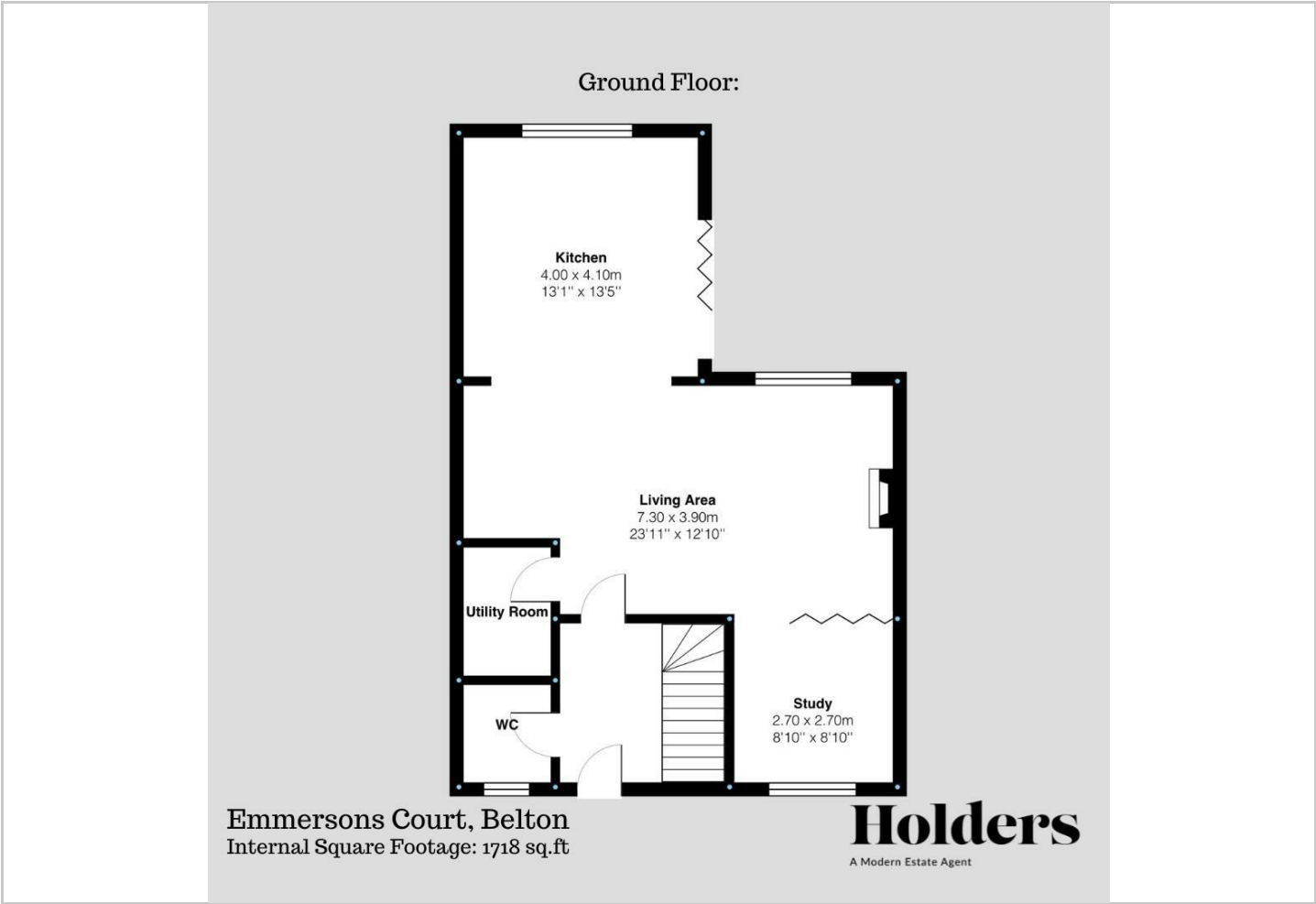
Hybrid Map



Terrain Map



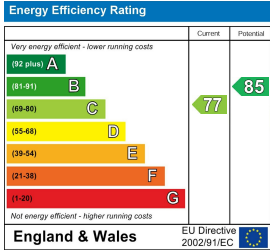
Floor Plan



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.