

# Holdere

A Modern Estate Agent



45 Garendon Road, Loughborough, LE11 4QB

£340,000

A beautifully presented and much improved and extended three bedroom semi detached bungalow. In brief the property comprises; entrance hallway, modern open plan fitted living kitchen diner with patio doors leading out to the private enclosed rear garden, three bedrooms and shower room. Outside, to the front is a driveway providing off road parking. Lying in this popular residential location and located within close proximity to Loughborough town centre, the property is nearby to excellent road links, with the M1 Motorway at J23 which provides access to Leicester and the industry centres beyond.

## **Summary**

The property is entered via a welcoming front door leading into a bright entrance hallway allowing access to all accommodation.

The heart of this home is the stunningly extended open plan living kitchen which makes a wonderful social space for all the family to enjoy. Situated to the rear the Lounge area has the added benefit of dual aspect with french doors leading to the south facing rear garden and a feature vaulted ceiling. The Kitchen Diner area is of a great size and is complete with a fitted kitchen complete with a range of units, inset sink and drainer, space for a range cooker, space for a fridge freezer and plentiful space for additional furnishings.

There are three double bedrooms, which are versatile spaces to suit the buyers needs. Bedroom three to the rear has double French doors leading to the rear garden and a loft hatch complete with a fitted ladder. The loft space benefits from being fully boarded with a velux skylight to rear. Servicing the bedrooms is a tastefully finished walk in shower room. Complete with a walk in shower, wash hand basin, w/c and being fully tiled throughout.

Externally, the property offers a driveway to the front, providing convenient off-road parking. A side gate gives access to the enclosed rear garden, which is south facing and thoughtfully laid out with a lawn, a variety of plants and shrubs, decking and a patio area—perfect for outdoor dining and relaxation.

## **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

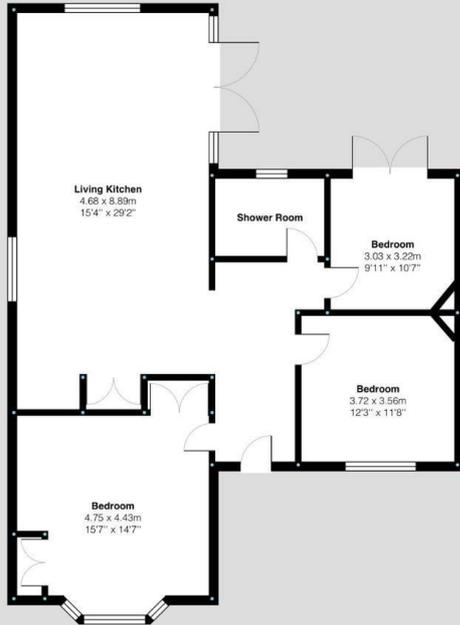
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## **Extra Information**

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/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

Ground Floor:



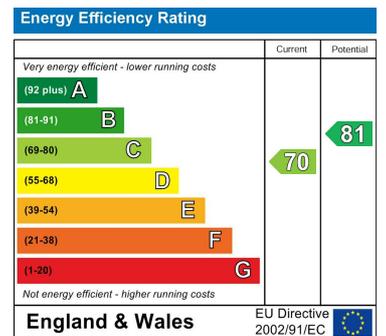
Garendon Road, Loughborough  
Internal Square Footage: Approx 700 sq.ft

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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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