

Holders

A Modern Estate Agent



14 Watterson Close, Loughborough, LE12 7UB

£350,000

Holders are delighted to present this three bedroom detached house, built in 2018, presenting a fantastic opportunity for potential buyers. The property is stylishly designed and has been meticulously maintained. It is located within a small development and is in a tucked away position, ensuring a peaceful and private living environment.

As you enter the property, you are welcomed by an entrance hall which gives access to the lounge, downstairs w.c and kitchen/diner at the rear.

The lounge is a spacious room perfect for relaxation and has a window to the front elevation.

The downstairs w.c comprises of a two piece suite with low flush w.c, wash hand basin and window to the side elevation.

The heart of the home is the kitchen diner situated at the rear of the property. The kitchen is modern and comprises a range of wall and base units, with integrated appliances, including a dishwasher, eye level ovens, gas hob and extractor fan. There's space and plumbing for a washing machine as well as space for an American style fridge freezer. There is a window to the rear elevation as well as patio doors which take you out to the garden.

Moving upstairs, the first floor comprises three generously sized bedrooms and a bathroom with a four piece suite comprising bath, low flush w.c, wash hand basin and shower cubicle. The bedrooms offer ample space for relaxation and storage, while the bathroom provides both convenience and luxury.

The house benefits from gas central heating and UPVC double glazed windows and doors, guaranteeing a comfortable and energy-efficient living space.

The outside of the property boasts a driveway that provides parking space for multiple vehicles and access to the single garage. There is a lovely garden area at the front, along with a gated side access leading to the private rear garden, perfect for outdoor entertaining. The garden is mainly laid to lawn with raised borders and a decking area all of which is enclosed by 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

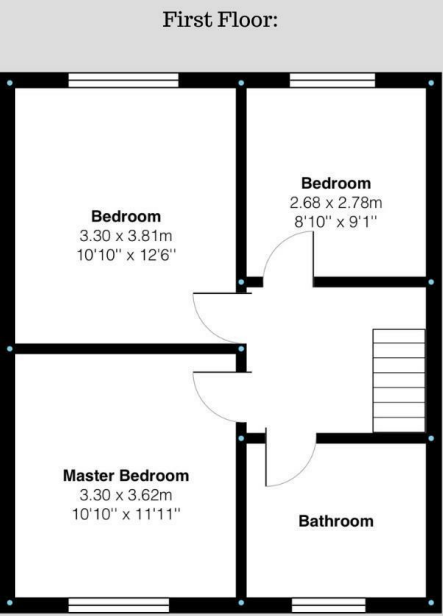
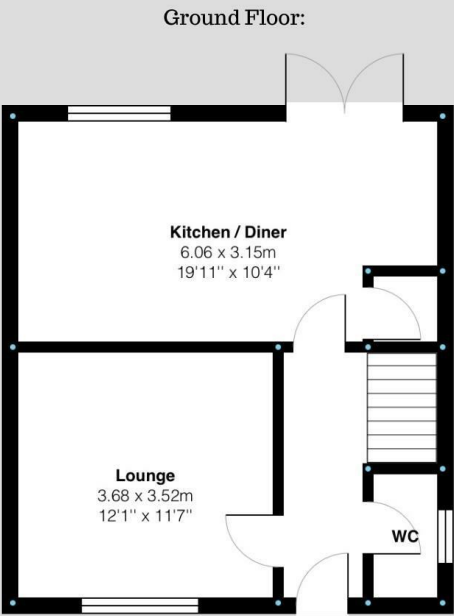
to commission their survey or service reports before finalising their offer to purchase.

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



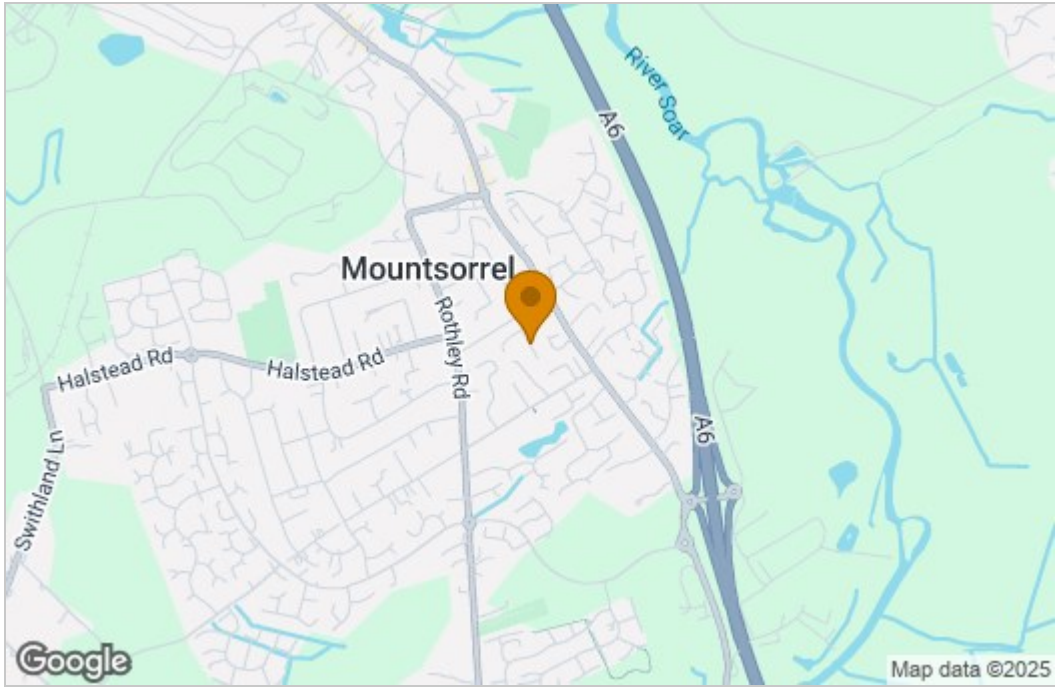
Watterson Close, Mountsorrel
Internal Square Footage: 969 sq.ft

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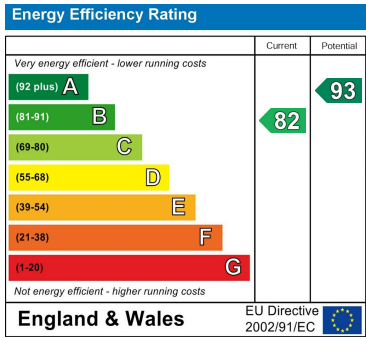
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Area Map



Energy Efficiency Graph



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