

Holden's

A Modern Estate Agent



4 Sandhills Close, Loughborough, LE12 9TT

Guide price £350,000

A great opportunity to acquire this well presented detached two bedroomed bungalow occupying a lovely position within a cul de sac setting. The property benefits from gas central heating and uPVC double glazing. Offers accommodation comprising: L-shaped hallway, living room, conservatory, refitted breakfast kitchen, two bedrooms and bathroom. To the outside of the property there are gardens to the front, side and rear. Offered with no upward chain.

An entrance provides access into the main entrance hall, lounge with feature fireplace, refitted kitchen with integrated appliances, wonderful conservatory, two well sized bedrooms and a shower room.

Occupying a prominent position, this property has a large frontage with a foregarden and plentiful off road parking and a further car port area. The rear garden is private and enclosed with many discreet seating areas place to capture the sun creating an ideal outdoor entertaining area.

Located in one of the most picturesque and sought after villages in the area, Belton is the embodiment of quintessential English country living, with a great emphasis on community spirit with many clubs and societies thriving within the village. Belton enjoys a host of excellent local amenities including a popular village school with a Good Ofsted rating, 14th Century Church, one of the few remaining free-standing maypoles in the country, The Queens Head bar and restaurant, recreational amenities at the Village Hall & playing fields used by local sports teams.

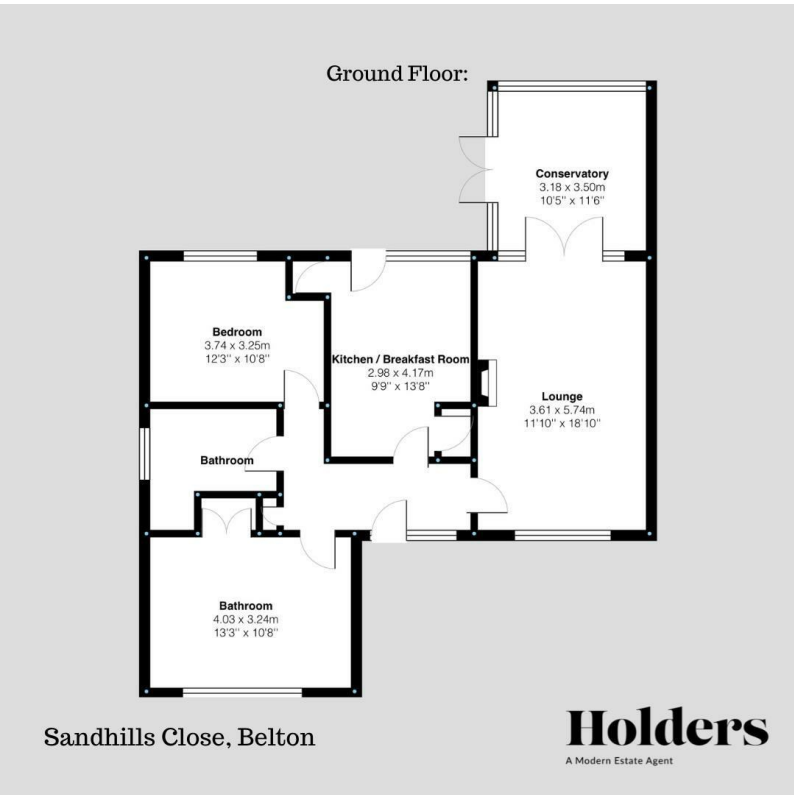
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1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied 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.

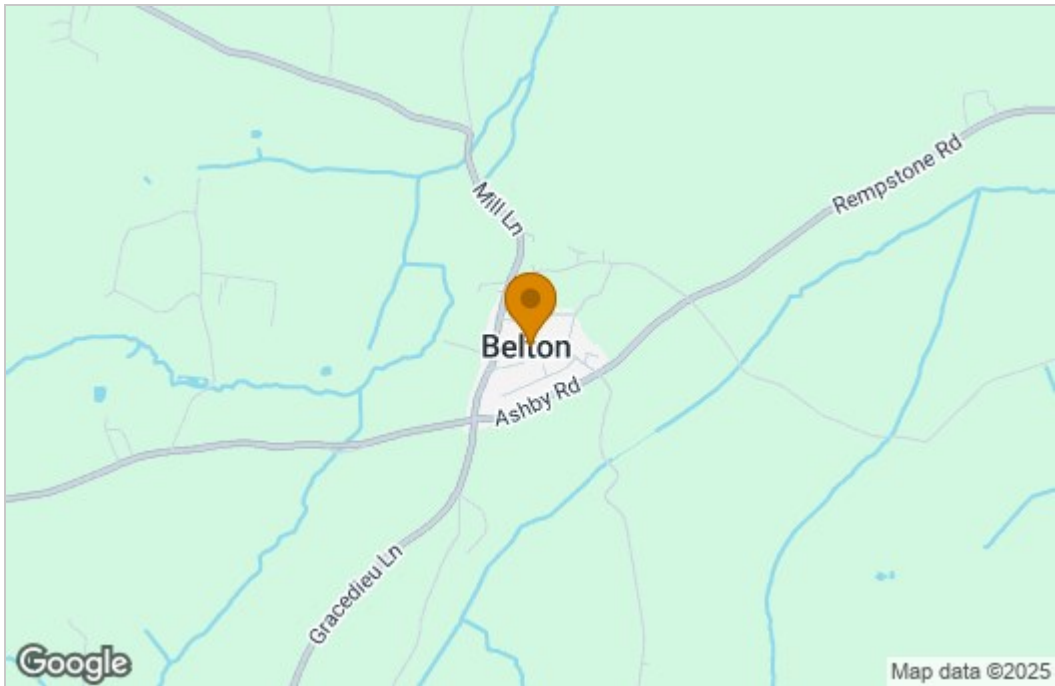
Extra information

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

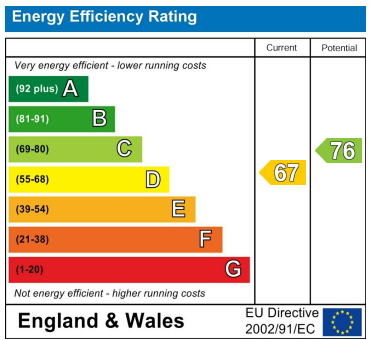
Floor Plan



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.