

# Holderr

A Modern Estate Agent



## 2 Preston Close

Sileby, Loughborough, LE12 7RG

Offers over £400,000





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Upon entering the property via the entrance hallway, this provides access to all ground floor accommodation, w/c and stairwell rising to first floor. The Lounge is a light and airy space making a great space for all the family to enjoy with a focal log burning stove, dual aspect windows with views of open fields to the rear.

The Dining Kitchen is fitted with a range of base and eye level units with corian worksurfacing over, inset sink, integrated oven and hob, integrated dishwasher window to rear elevation and door to utility room. The Utility Room is complete with plumbing for a washing machine / tumble drier and door to rear garden. Completing the ground floor accommodation is a w/c.

Ascend onto the first floor and you will find four bedrooms, master with en-suite and the family bathroom. Bedrooms one and three are complete with open field views to rear elevation. The bathroom is complete with a shower, low flush w.c and wash hand basin. The property is also complete with a newly fitted boiler two years ago and 10 years warranty remaining.

To the outside the property has a integral garage complete with power and lighting. The rear garden is complete with a patio area, large lawn spaces and planted borders. There are stunning open field views to rear.

## 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



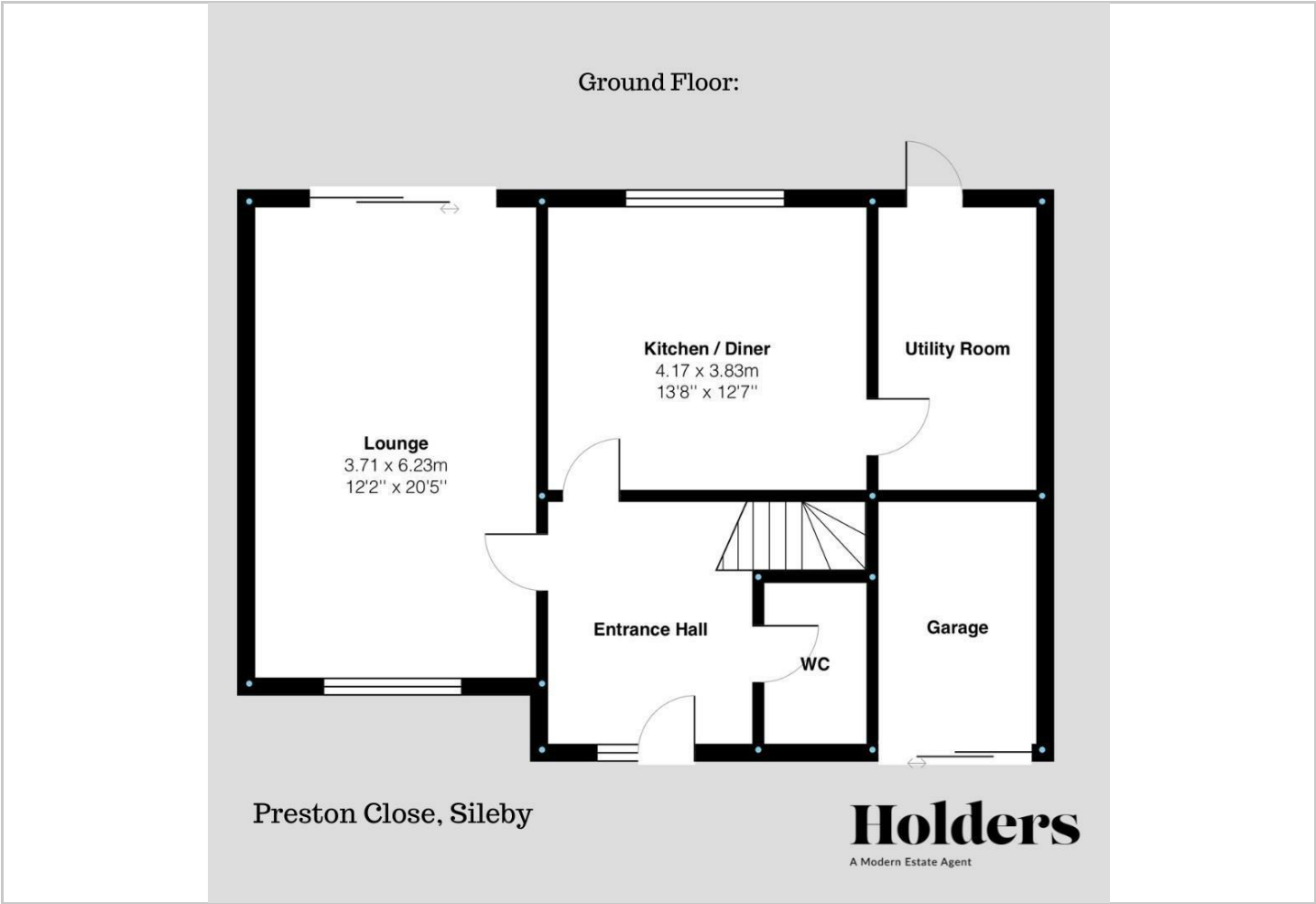
Hybrid Map



Terrain Map



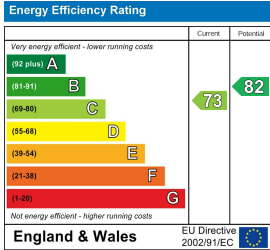
Floor Plan



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.