

# Holdern

A Modern Estate Agent



3 Ashleigh Drive, Loughborough, LE11 3HN

Offers over £250,000

A spacious three double bedroom semi detached property situated in this highly sought after residential location, offering excellent access to the nearby University Campus and bus routes plus local facilities.

Stepping into the entrance hall with under stairs storage, doors leading to the lounge, kitchen diner and storage room and stairs to the first floor. The kitchen diner is equipped with a range of wall and base units with plentiful storage and worktop space above. Integrated oven, induction hob with extractor over with space and plumbing for washing machine. There is further space for a large dining set.

The lounge provides a great space for relaxation with window to the front elevation.

Ascending to the first floor you find yourself on the landing, this provides access to all three double bedrooms and bathroom. There is also a window to the front elevation allowing plenty of natural light in.

All three bedrooms are a good size and accommodate a double bed and further storage. The bathroom is fitted with a three-piece suite comprising close-coupled W.C, pedestal wash basin and bath with shower over, radiator and PVCu double glazed window to the rear elevation.

The outside space is low maintenance and wraps around the property providing a private enclosed outdoor space for the family.

### **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.

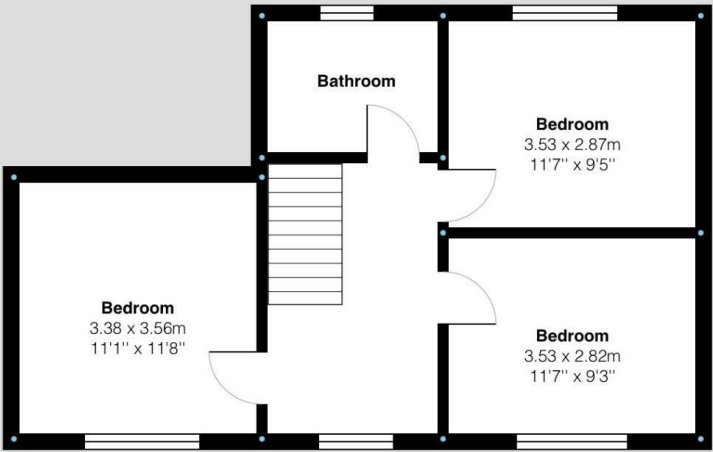
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Floor Plan

Ground Floor:



First Floor:



Ashleigh Drive, Loughborough  
Internal Square Footage: 883 sq.ft

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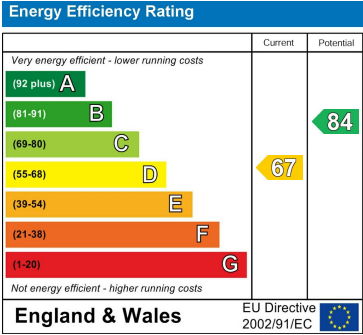
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Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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