

# Holden's

A Modern Estate Agent



6 Sharter Drive, Loughborough, LE11 5ET

Offers over £280,000

This detached family home is set on a private plot that is not overlooked, conveniently located near local amenities and offering easy access to Loughborough. The property features contemporary decor, and all three bathrooms have been updated with modern sink units and drawers. Throughout the home, oak doors have been replaced for a fresh look. Additionally, there is a spacious decking area that wraps around the property, complemented by a driveway and a garage.

Accommodation - Composite double glazed front entrance door leading to the entrance hallway.

Hall - A generous entrance to the property featuring wood laminate flooring, radiator, high level electricity consumer unit, understairs storage cupboard and balustrade staircase to the first floor.

W.C./Cloaks - With a contemporary two piece suite comprising low level W.C, vanity style wash hand basin, heated towel radiator, high polish tiled floor and uPVC double glazed window.

Lounge - 5.59m x 3.12m (18'4 x 10'3) - A generous full length living space with feature wall with contemporary wall covering, two radiators, uPVC double glazed window and rear facing French doors leading out into the garden.

Dining Kitchen - 5.61m x 2.74m; (18'5 x 9';) - A full length dining kitchen featuring a white high gloss matching range of base, drawers and eye level units with built in stainless steel electric oven, four ring gas hob and extractor above, plumbing for an automatic washing machine, space for upright fridge freezer, roll top work surfaces, inset stainless steel sink unit with mixer bowl, tiled splashbacks, concealed conventional gas central heating boiler, wood laminate flooring, space for a dining table, radiator, uPVC double glazed window and French doors leading out into the garden.

First Floor Landing - With balustrade, radiator, uPVC double glazed window and airing cupboard housing the hot water cylinder with shelving.

Bedroom One - '' max x 3.18m max narrowing to 2.54m ('' max x 10 - A generous double sized bedroom with built in double wardrobe, radiator, uPVC double glazed window overlooking the rear garden, provision for a wall mounted television and door to the en-suite shower room.

En-Suite Shower Room - With a white three piece suite comprising shower enclosure with mixer shower, low level W.C, vanity style wash hand basin all with tiled splashbacks, high polish tiled floor, heated towel radiator, extractor fan and uPVC double glazed window.

Bedroom Two - 2.95m x 2.77m (9'8 x 9'1) - A second double sized bedroom with radiator and uPVC double glazed window enjoying rooftop and woodland views of the surrounding area.

Bedroom Three - 2.77m x 2.54m (9'1 x 8'4) - A good

sized third bedroom with radiator, uPVC double glazed window.

Bathroom - With a contemporary white three piece suite comprising tiled bath with spotlights, low level W.C, vanity style wash hand basin, tiled splashbacks, high polish tiled floor, heated towel radiator, extractor fan and uPVC double glazed window.

Outside - The property occupies this quiet cul-de-sac location situated within Thorpe Acre and just a short walk away from delightful country lane walks in the Garendon Park estate, Stonebow Primary School catchment and excellent amenities including Morrisons, Post office, doctors surgery etc. The property sits upon a prominent corner plot position with front lawned garden and driveway too the side leading beyond double vehicular gates to a brick built pitch roof single garage with up and over doors, electric light and power. Around to the rear is a lawned garden with decked areas and the garden is fully enclosed by timber fencing. Garden tap and outside light.

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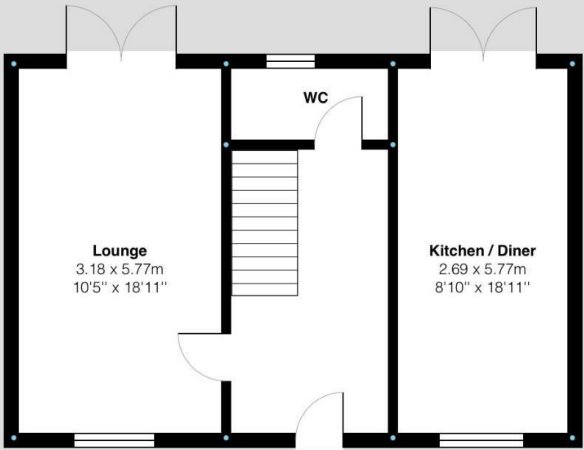
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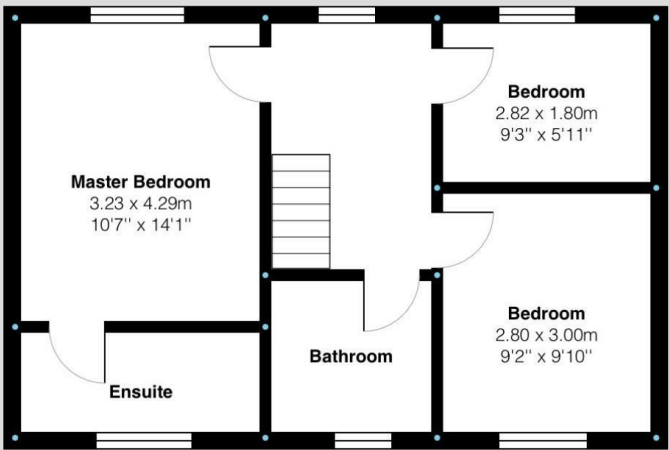
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Floor Plan

Ground Floor:



First Floor:



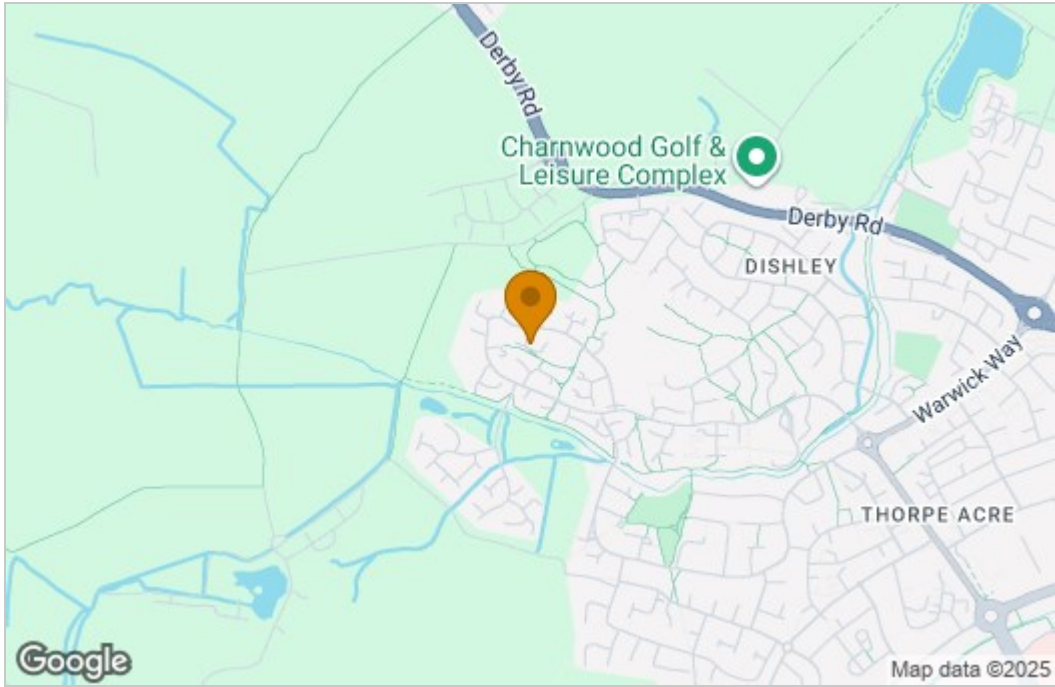
Sharter Drive, Loughborough  
Internal Square Footage: 1007 sq.ft

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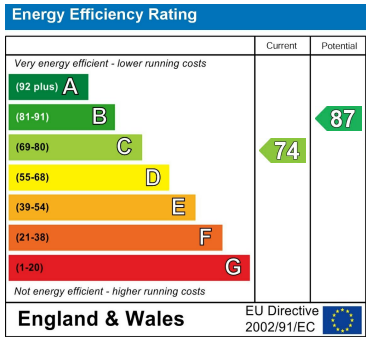
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Area Map



Energy Efficiency Graph



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