

# Holdings

A Modern Estate Agent



61 The Green, Loughborough, LE12 7AE

Offers over £250,000

Located in a highly desirable area, this beautifully presented three bedroom home overlooks the green and offers generous living space across two floors. The property features a master suite, off road parking, a garage and access to shared gardens, making it an absolute MUST SEE!

## Summary

On entering the property you step into a spacious lounge, featuring an original sash window to the front elevation with a chrome radiator beneath. There are original storage cupboards set within the chimney recess, a television point and decorative coving to the chimney breast. An opening leads through to an inner lobby and the dining room.

The dining room features an attractive oak staircase rising to the first floor landing and a door to the former cellar head, which has power and space for a tumble dryer. From here there is an opening into the kitchen, which is fitted with a range of Shaker style wall and base units in a light oak effect with complementary rolled edge work surfaces. There is an inset stainless steel one and a half bowl sink with drainer and mixer tap, an integrated electric oven and grill, and a four ring gas hob with glass splashback and extractor hood with light above. The kitchen also provides space for an under counter fridge, space and plumbing for a washing machine and a door leading outside.

To the first floor there are three well proportioned bedrooms, including a principal bedroom with an en suite and dressing area, along with the family bathroom. Bedrooms two and three enjoy lovely views over the green. The principal bedroom includes bespoke fitted storage and opens into a dressing area with fitted wardrobes. The en suite comprises a walk in shower, low flush WC, wash hand basin and an illuminated feature mirror.

The family bathroom is fitted with a bath with shower over, low flush WC and wash hand basin.

To the rear of the property there is a private decked courtyard area with security lighting. A brick built garage is accessed via a shared gravel driveway and features double timber barn doors. There are also shared communal gardens, providing a pleasant space to enjoy during the summer months.

## 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

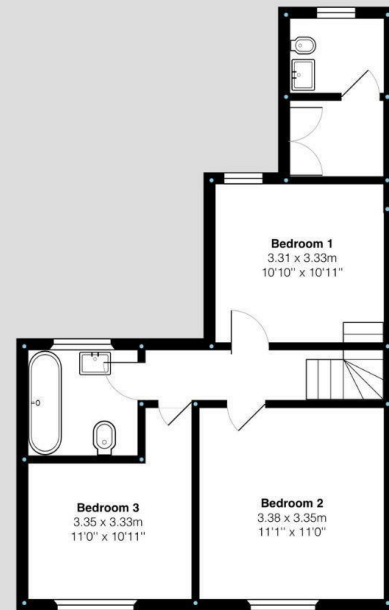
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



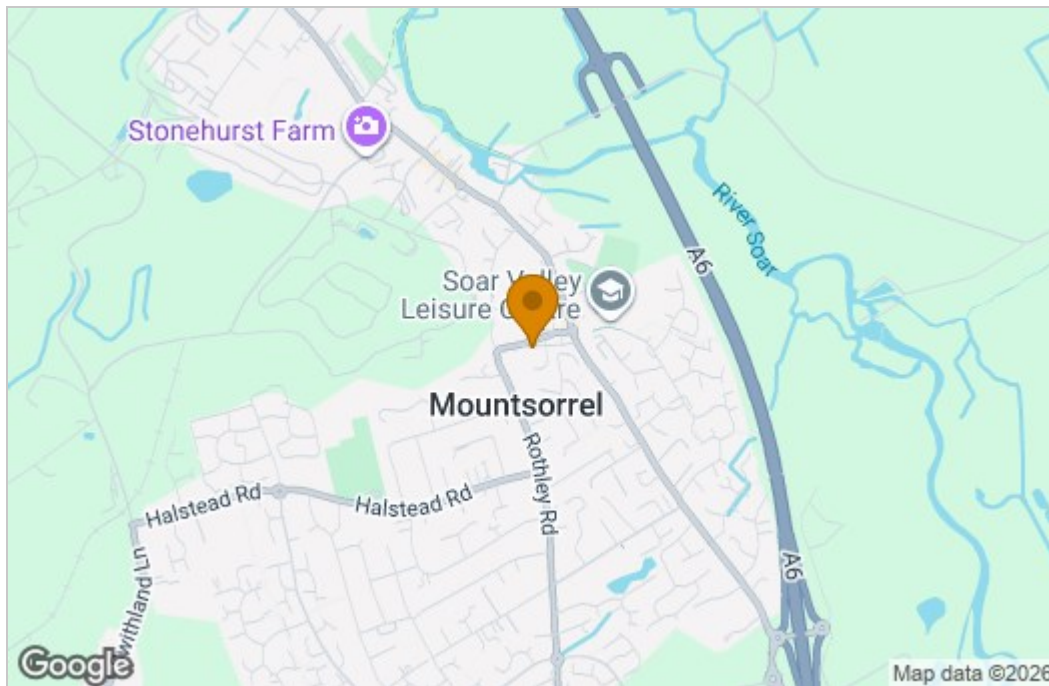
The Green, Mountsorrel  
Internal Square Footage: Approx 911 sq.ft

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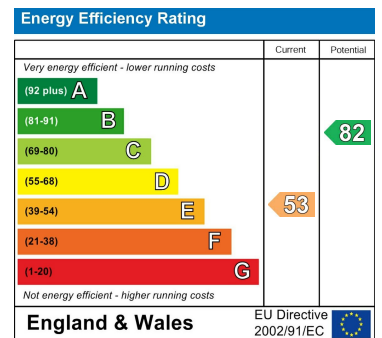
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## Area Map



## Energy Efficiency Graph



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