

# Holders

A Modern Estate Agent



**5 Bates Close, Loughborough, LE11 5EL**

**£180,000**

Holders are delighted to present this is very well presented coach house. In brief the property upstairs comprises two double bedrooms with en suite to the main, fantastic open plan living/kitchen/diner area and family bathroom upstairs. On the ground floor there is a w.c and very useful utility room. Outside you will find off road parking as well as an integral single garage. NO UPWARD CHAIN.

## **Summary**

Upon entry to the property through the front door you arrive in the entrance hall with stairs off to first floor, radiator and doors into downstairs W.C., integral garage and laundry/utility room.

The downstairs w.c is fitted with a two piece suite comprising low flush w.c and pedestal wash hand basin.

The utility room is fitted with an array of wall and base units with countertops above. There is under counter space and plumbing for a washing machine and dishwasher. The wall mounted boiler is also situated in a cupboard here.

Ascending to the first floor you arrive on the landing, this provides access to the loft and all other rooms.

The heart of the home is undoubtedly the spacious living/dining/kitchen which is fitted with a modern range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob with extractor over, space for fridge freezer, integrated dishwasher and radiator. The room is filled with natural light due to having windows on both sides.

Bedroom one is a great size and also benefits from fitted wardrobes and en suite. The en suite is fitted with a three piece suite comprising shower cubicle, low flush w.c and pedestal wash hand basin.

Bedroom two is also of good proportions and another double room.

The family bathroom is fitted with a three piece suite comprising bath, low flush w.c and pedestal wash hand basin.

To the rear of the property is an enclosed garden. To the front you have off road parking for one car and access to the integral garage.

## **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

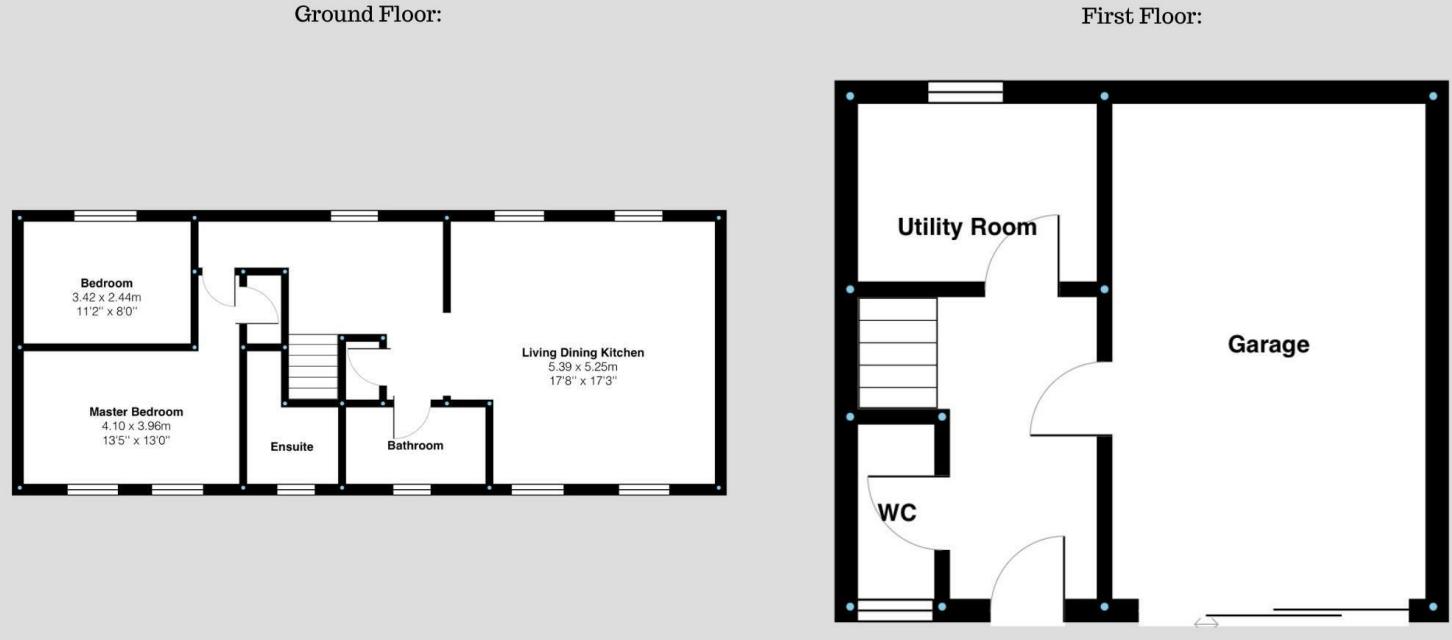
to commission their survey or service reports before finalising their offer to purchase.

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/en-gb/broadband-coverage](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)

## Floor Plan



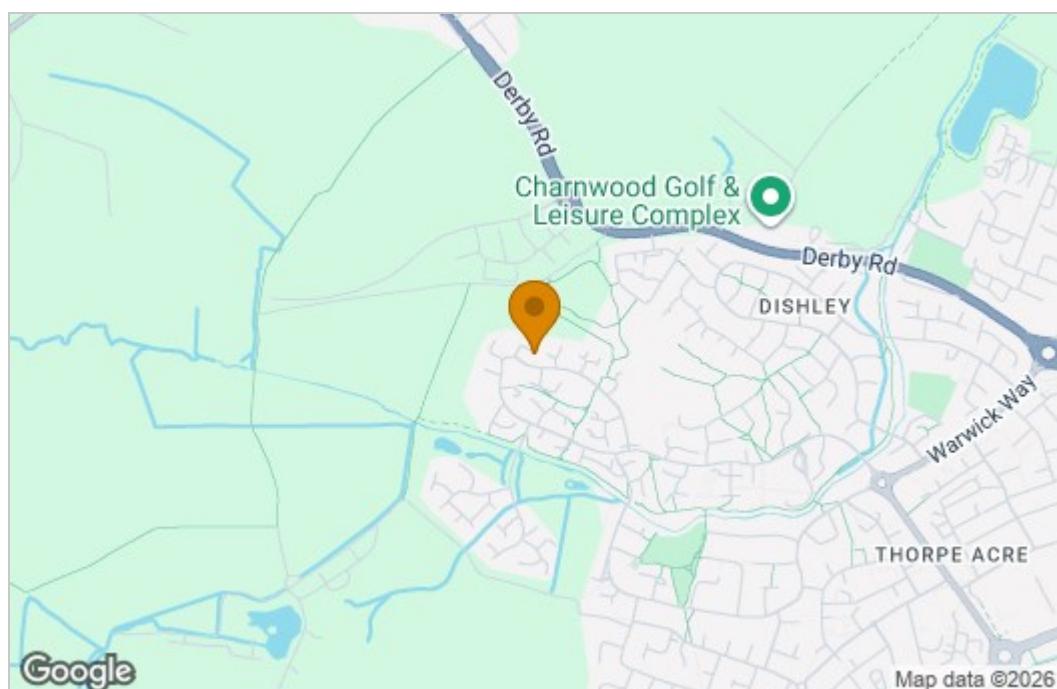
Bates Close, Loughborough  
Internal Square Footage: 1006 sq.ft

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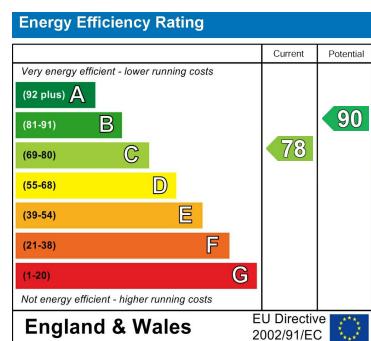
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## Area Map



## Energy Efficiency Graph



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