

Holdere

A Modern Estate Agent



1 Thorny Close, Loughborough, LE11 5UX

£290,000

Holdere Estate Agents are delighted to bring to market this immaculately presented extended three double bedroom semi detached home. In brief the accommodation comprises an entrance hallway, downstairs shower room, lounge, kitchen diner, three double bedrooms and family bathroom. Outside there is a larger than average wrap around low maintenance garden with parking and a garage to the rear.

The property is situated in a popular residential area in Loughborough close to all the amenities.

Summary

Upon entry to the property you arrive in the spacious entrance hallway, this forms part of the extension. It incorporates a downstairs shower room fitted with a three piece suite comprising shower cubicle, low flush w.c. and wash hand basin. There are stairs rising to the first floor and access to the lounge.

The lounge is located at the front of the property and has a large window over looking the garden, feature fireplace and double doors that can be opened to the kitchen/diner.

The Kitchen/Diner spans the width of the property and is a great space for entertaining, it is fitted with a matching range of wall and base units with countertops above. There is an inset sink drainer, under counter space and plumbing for washing machine, range cooker with stainless steel extractor hood above and space for a fridge freezer.

Upstairs the landing provides access to all three bedrooms and family bathroom. All three bedrooms are of good proportions/double rooms. The family bathroom is fitted with a three piece suite comprising bath, low flush w.c., and pedestal wash hand basin.

Outside you find the property set on a wrap around corner plot, with larger than average gardens to the front, side and rear. The rear garden has been landscaped and is low maintenance providing plentiful seating areas and access to the single garage and driveway at the 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.

Extra Information

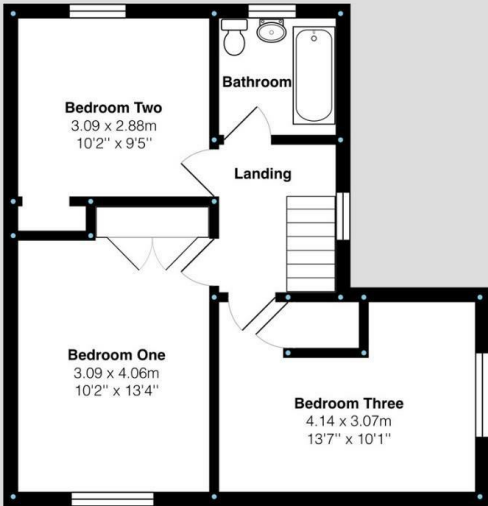
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor



First Floor



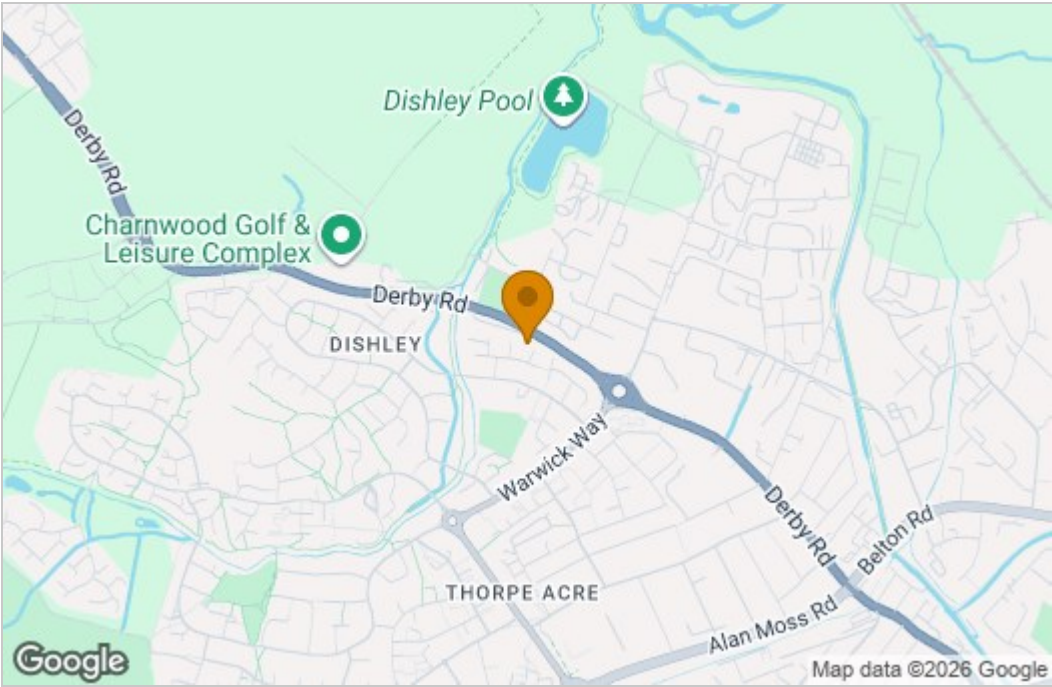
Thorny Close, Loughborough
Internal Square Footage: Approx 965 sqft



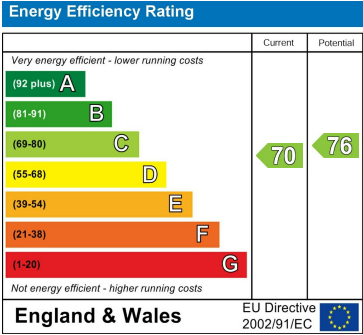
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Area Map



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.