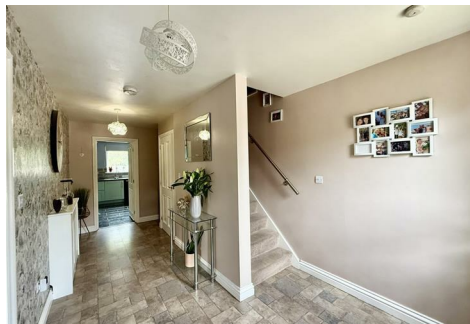


# Holder's

A Modern Estate Agent



6 Pawley Close, Loughborough, LE12 7FD

Offers over £400,000

Holder's are delighted to present this lovely four double bedroom detached property situated at the head of the cul de sac in Mountsorrell. The home offers modern and spacious living throughout with two reception rooms and a kitchen/diner to the ground floor whilst upstairs there are four double bedrooms, one with en suite and a three piece family bathroom. To the rear is good sized garden laid to lawn and patio of which is enclosed by fencing and is highly private.

The entrance hall is impressively spacious, featuring timber doors that lead to the downstairs WC, the living room and the open-plan family dining kitchen. This area is enhanced by a radiator and a staircase that provides access to the first floor. A double-glazed window at the front allows natural light to flood in, while a designated space for hanging coats adds to the practicality of the entrance hall.

The downstairs WC is equipped with a modern two-piece white suite, which includes a low flush WC and a wash hand basin, ensuring convenience for guests and residents alike.

Moving into the living room, one finds a generously sized space adorned with a bay window that faces the front, complemented by a radiator and plentiful space for furnishings.

The rear reception room boasts double-glazed doors that open up to the rear garden and patio, creating an inviting atmosphere for entertaining. A radiator provides warmth, and a door leads into the open-plan family dining kitchen located at the back of the property. The dining kitchen is fully fitted with a one-and-a-half bowl stainless steel sink unit, a range of wall and base units, and a central island breakfast bar with storage underneath. It is designed for modern living, featuring space for a range oven with an extractor fan, as well as integrated appliances such as a dishwasher, fridge, and freezer, along with plumbing for a washing machine. At the opposite end of the kitchen, there is an open plan dining area, further enhanced by double doors that overlook and provide access to the garden, along with a double-glazed window at the rear that invites in ample light.

On the first floor, the landing leads to four well-proportioned double bedrooms, including the main bedroom with an en suite bathroom, and a family bathroom that serves the other rooms.

The main bedroom features a window facing the front, a radiator, and a door leading to the en suite, which is fitted with a three-piece suite that includes a shower cubicle, a wash hand basin, and a low flush WC, ensuring both comfort and functionality.

The three remaining bedrooms are of a good size and are comfortable double rooms.

The family bathroom is fitted with a four piece suite comprising bath, shower cubicle, wash hand basin

and low flush w.c.

The property features a block-paved driveway at the front, providing convenient off-road parking that leads directly to the garage. This garage is equipped with double doors, ensuring easy access, and has lighting and power outlets, making it suitable for various uses beyond just vehicle storage.

At the rear, the garden is designed to offer a sense of seclusion, bordered by trees and complemented by timber screen fencing. A natural stone-style patio extends from the dining kitchen, creating an inviting outdoor space, while an additional block-paved patio is located at the back of the dining room, perfect for entertaining or relaxing. The garden includes an outdoor water tap.

### **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](https://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](https://check-long-term-flood-risk.service.gov.uk/postcode).



Floor Plan

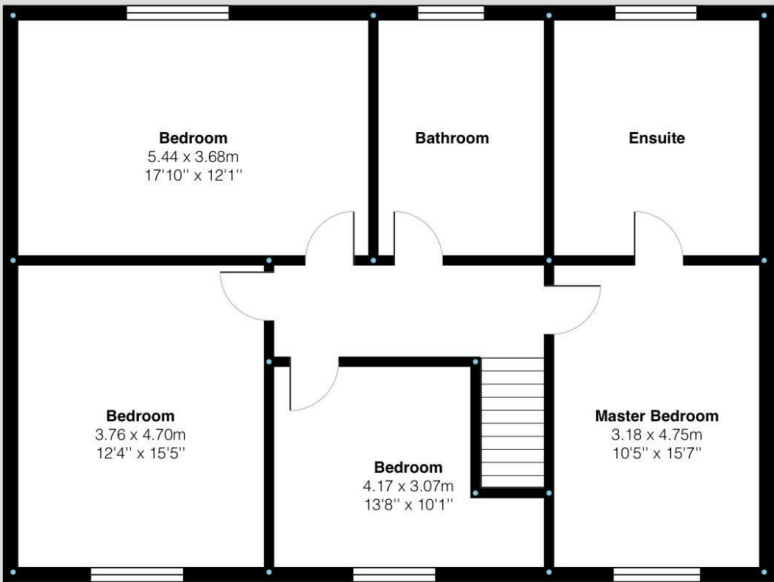
Ground Floor:



Pawley Close, Mountsorrel

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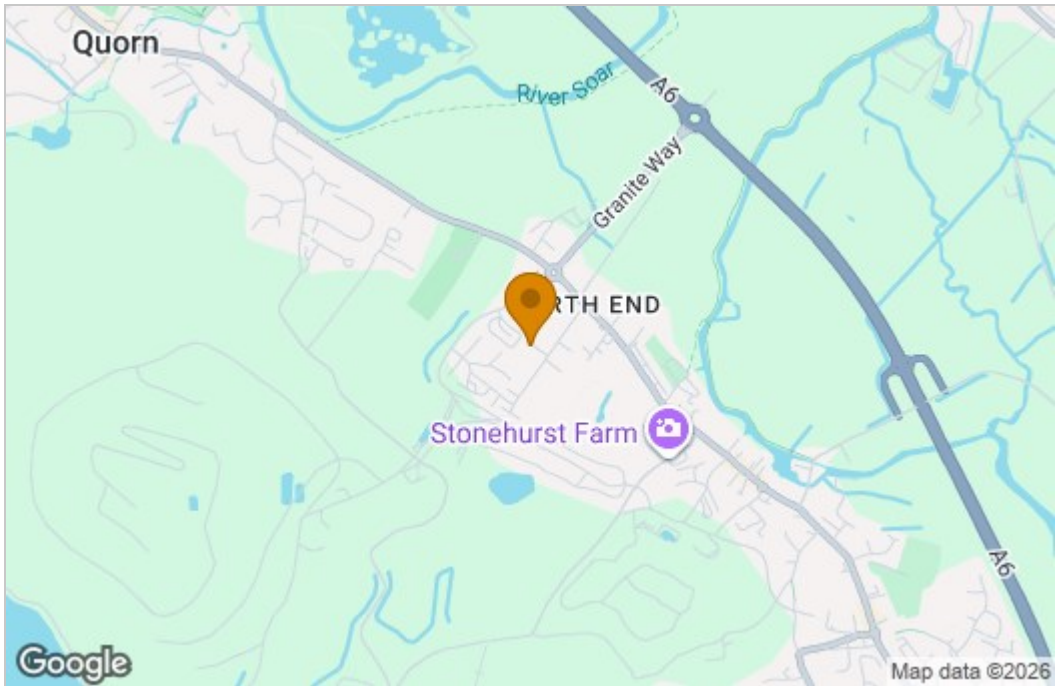
First Floor:



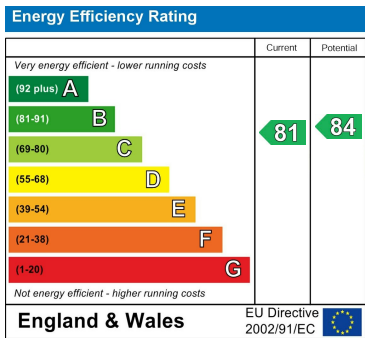
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Area Map



Energy Efficiency Graph



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