

# Holdings

A Modern Estate Agent



## 45 Pinfold Gate

, Loughborough, LE11 1BG

Offers over £150,000



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Step inside and be greeted by the timeless elegance of beamed ceilings and lattice patterned sash windows. The property is in ready to move into condition with a modern kitchen and bathroom and the added convenience of a private rear garden and allocated parking space.

The generous reception room provides ample space for relaxation and entertainment. From the kitchen you can access the cellar, offering additional storage or potential for conversion. The well-appointed kitchen is fitted with a modern range of base and eye level units and integral appliances.

Ascend the stairs to the first floor landing, where you will find a large master bedroom and a bathroom. The bathroom is complete with a walk in shower, low flush w.c and wash hand basin.

Convenience is key, and this property offers on-street parking at the front. However, you also receive an allocated space to park in the Pinfold Medical Practice car park.

The rear garden is privately aspected and makes a great space to enjoy the summer months in!

Situated just off the M1, this property offers easy commuting to Leicester, Derby, and Nottingham. East Midlands Airport is also within easy reach, making travel a breeze. Additionally, a range of local amenities, including convenience stores, a doctors surgery, and the highly regarded Loughborough University, are all within close proximity.

## 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.

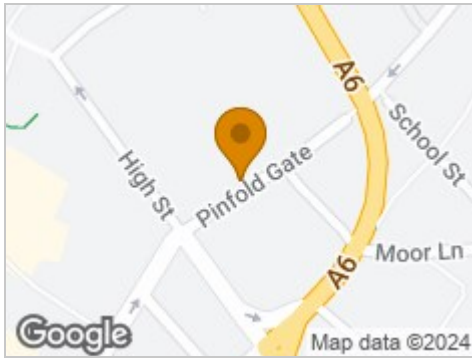
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Ground Floor:

**Kitchen**  
3.52 x 3.45m  
11'7" x 11'4"

**Lounge**  
3.48 x 3.60m  
11'5" x 11'10"

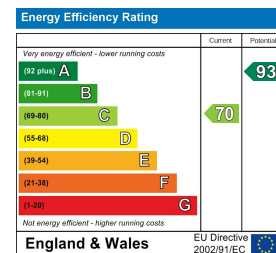
Pinfold Gate, Loughborough

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## Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.