

# Holders

A Modern Estate Agent



## 9 Hall Drive

Burton-On-The-Wolds, Loughborough, LE12 5AD

£495,000



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The property currently comprises of accommodation that includes entrance porch with WC off, steps down to a family room, door leads through into the dining hall which has several steps off which lead to the lounge and door into the fitted kitchen with utility porch off. Inner hallway leads to the sleeping area where there are currently a master bedroom, 2 further bedrooms with bedroom 4 and 5 currently joined together with a wall and door separating them. Four piece family bathroom suite.

There is plenty of off road parking both to the front and rear. To the rear, there is a second driveway which leads to the family room. A good sized patio area adjacent to the property and lawns to the left and right hand side of the plot. The property is well screened from the road and is situated on this private driveway.

To the front, the property sits on a generous plot with block paved driveway to the front, which leads down to the front. Lawned area to the right hand side, which leads down to the main entrance door and down to the rear of the property with intermittent trees and bushes planted to the right hand border. To the rear, there is a further driveway, to the left of this, there is a generous lawned area and this leads back up to the bungalow where there is a large patio area adjacent to the property and access round the left hand side to the front.

## 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



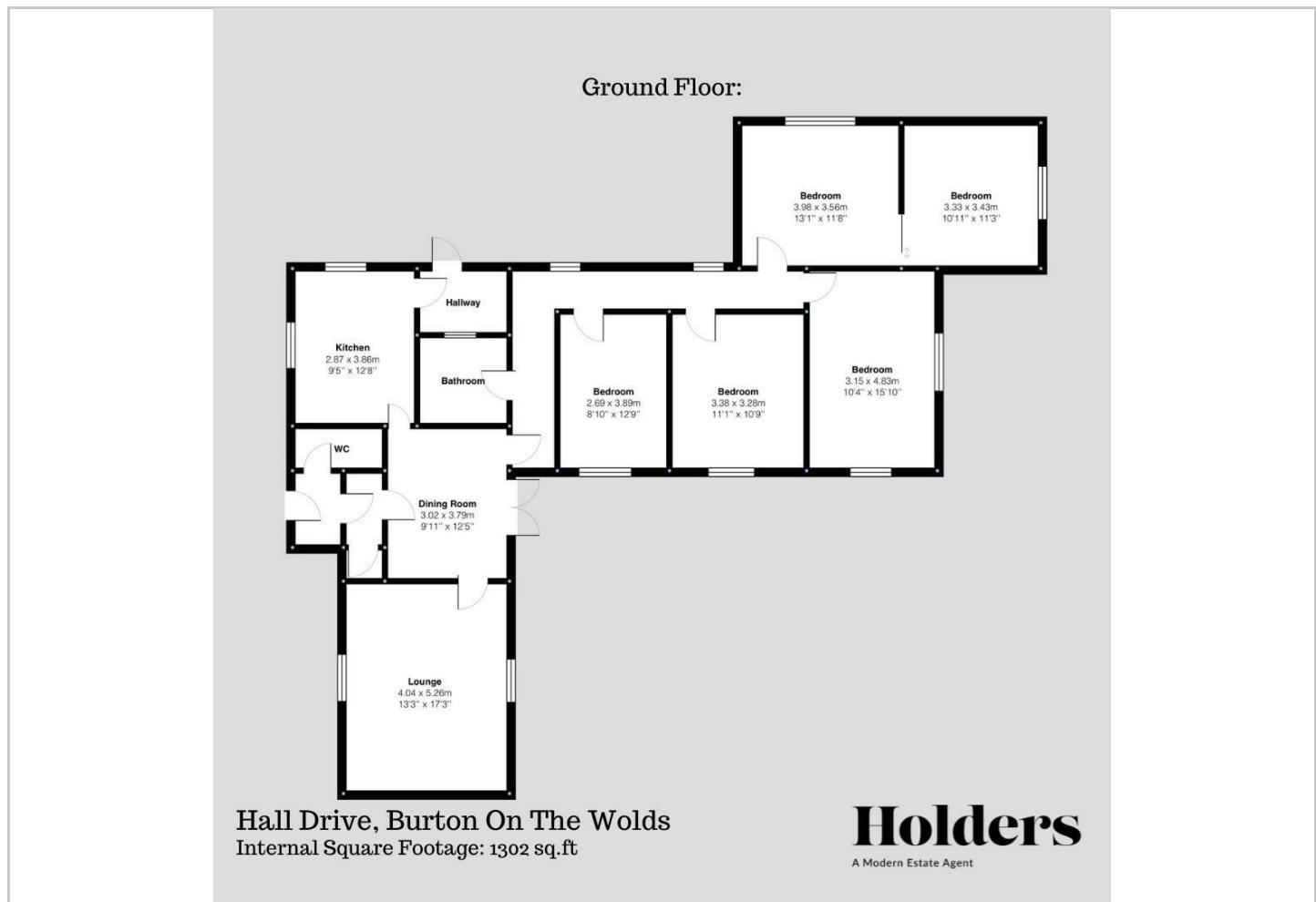
## Hybrid Map



## Terrain Map



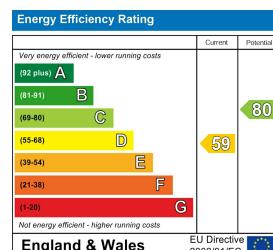
## Floor Plan



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