

# Holderr

A Modern Estate Agent



## 5 Booth End

, Loughborough, LE11 5EN

Offers in excess of £290,000





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The property boasts an excellent location just a short distance from Loughborough Town Centre and a wide range of amenities. Situated within the school catchment area of the highly regarded Stonebow Primary School, residents will also have easy access to supermarkets, shops, and other conveniences.

Upon entering the property, you are greeted by a spacious entrance hallway with doors leading to a comfortable lounge, a convenient ground floor w/c, and a modern dining kitchen. Ascending the staircase to the first floor, you will find a landing area with access to three generously sized bedrooms. The master bedroom features an en suite bathroom, while a separate family bathroom serves the remaining bedrooms.

Outside, the property benefits from a driveway offering ample off-road parking, as well as a detached garage. A side gate provides access to the well-maintained rear garden, which offers the perfect space for family entertainment and outdoor enjoyment.

## 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:

Lounge  
3.12 x 5.60m  
10'3" x 18'4"

WC

Kitchen / Diner  
2.69 x 5.60m  
8'10" x 18'4"

Booth End, Loughborough

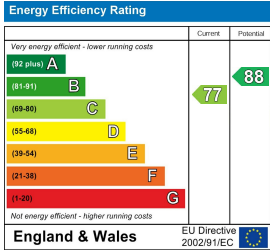
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Viewing

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