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A Modern Estate Agent



75 Glen Road

, Loughborough, LE11 2GF

Offers over £400,000



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Upon entering the property into the spacious entrance hallway this leads onto the open plan kitchen / diner room, living room and downstairs w/c. The open plan kitchen dining room is fitted with an array of stylish base and eye level units integrated fridge freezer, integrated dishwasher, integrated double oven. There is also plentiful space for a large dining table and a fitted breakfast bar making this room a great space for all the family to enjoy. Leading from here is a utility room which is fitted with an array of base and eye level units space and plumbing for a washing machine and tumble drier and door leading to rear elevation.

The Lounge is spacious and light with dual aspect window to front and side elevation. Completing the downstairs accommodation is a useful w/c accessed via the entrance hallway.

Ascend onto the first floor and you will find four well proportioned bedrooms; master having en-suite and the family bathroom. The master bedroom is complete with fitted storage and an en-suite comprises of a shower unit, low flush w/c, pedestal wash hand basin and heated towel radiator. The family bathroom comprises of a bath unit with shower over pedestal wash hand basin low flush w/c and heated towel radiator.

To the outside of the property is a well proportioned south westerly facing rear garden making a great space to appreciate the summer months in being mainly laid to lawn and has a gate leading to the garage and off road side by side parking.

An internal viewing comes highly recommended to appreciate the level of accommodation on offer.

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



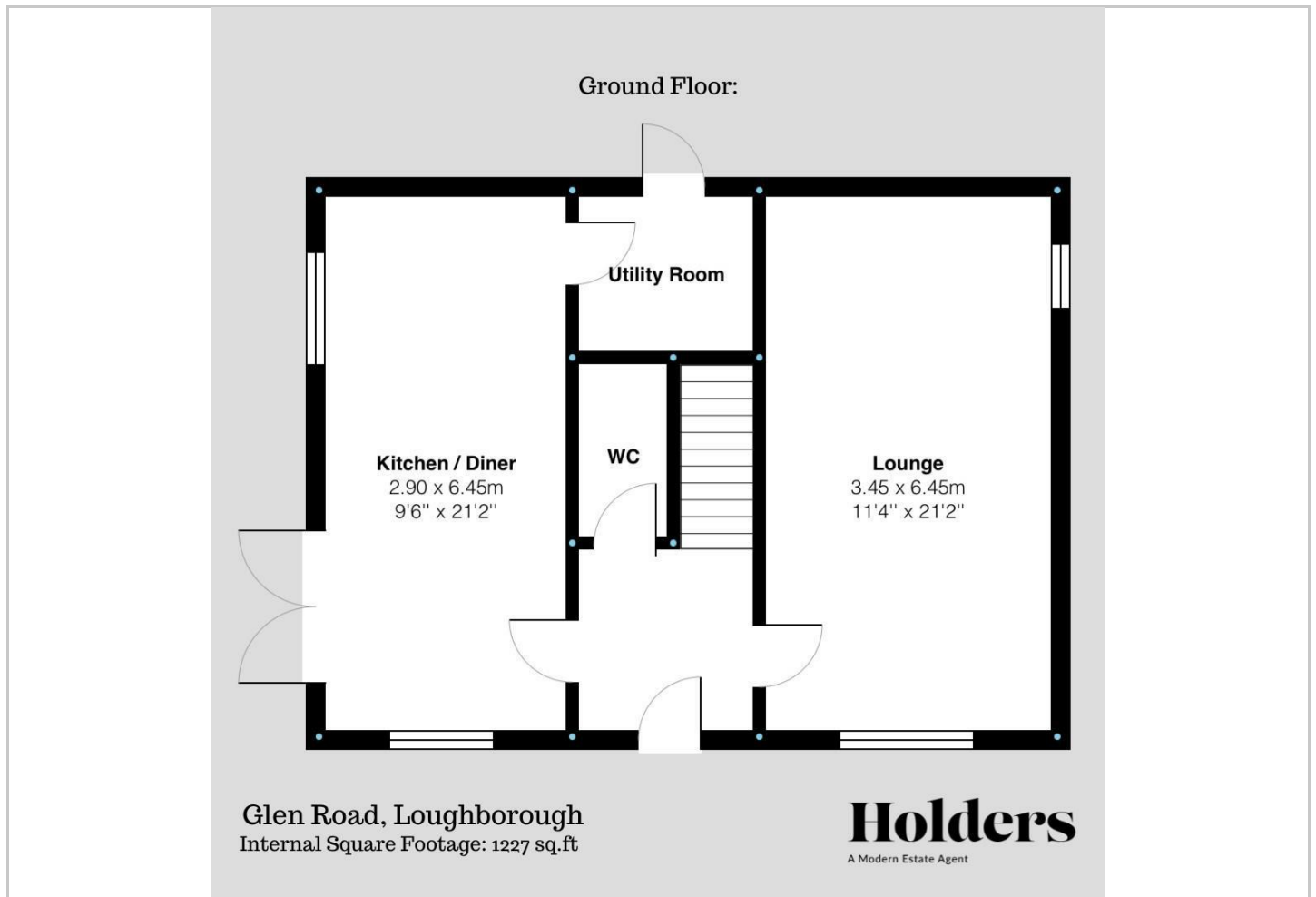
Hybrid Map



Terrain Map



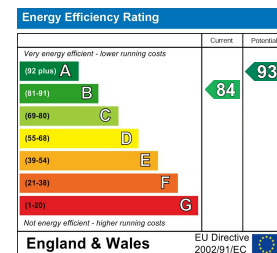
Floor Plan



Viewing

Please contact our Holdings - 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.