

Holdings

A Modern Estate Agent



30 Boundary Road

Mountsorrel, Loughborough, LE12 7ER

£220,000



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Upon entering the property into the spacious lounge you will notice a light and airy feel from the moment you enter. Complete with a focal fireplace this room has a homely feel and makes a great space for all the family to enjoy. Leading from this is the dining room which houses space for a large dining table and opens onto the kitchen. The kitchen which is fitted with an array of stylish base and eye level units, space for a dishwasher, space for an oven with hob over. Completing the ground floor accommodation is a utility room and a w/c.

Ascend onto the first floor and you will find two well proportioned bedrooms and the family bathroom. The family bathroom is fitted with a modern suite with plentiful storage space comprising of; a walk in shower, low flush w/c and pedestal wash hand basin.

To the outside of the property is a well sized rear garden which has a patio area, decking space and the rest being mainly laid to lawn. There is side gated access leading to the front of this property also.

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

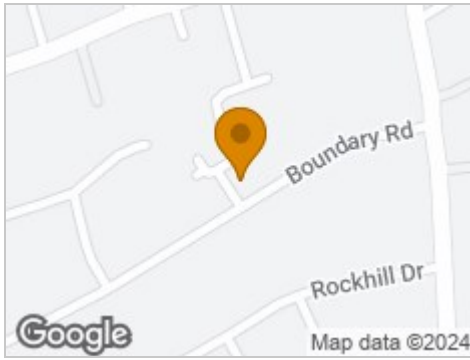
incorrect.

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:

The ground floor plan shows a rectangular layout. At the top is a WC. Below it is a Utility Room. The middle section is the Kitchen, with dimensions 2.13 x 4.51m (7'0" x 14'10"). Below the kitchen is the Dining Room, with dimensions 3.73 x 4.44m (12'3" x 14'7"). At the bottom is the Lounge, with dimensions 3.67 x 3.73m (12'0" x 12'3").

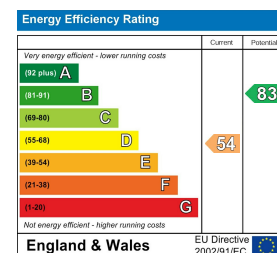
Boundary Road, Mountsorrel
Internal Square Footage: 947 sq.ft

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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.