

Holden's

A Modern Estate Agent



113 Main Street

Woodhouse Eaves, Loughborough, LE12 8RY

Offers over £375,000



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The sought after village of Woodhouse Eaves is situated in between the rolling hills of the Charnwood Forest with its many scenic walks and golf courses and is particularly well known for its popularity in terms of convenience for ease of access to the centres of Leicester and Loughborough, the East Midlands International Airport at Castle Donington and the M1/M42/M69 motorway network for travel North, South and West.

Woodhouse Eaves also offers a fine range of local amenities including shopping for day to day needs, schooling, a wide variety of recreational amenities including fine 18 hole and 9 hole golf courses at the Lingdale and Charnwood Forest Golf Clubs and regular bus services to both Loughborough and Leicester.

The property is approached via a gated fronted with a large fore garden which incorporates a large lawn space and planting areas making a great space to enjoy the summer months in. The porch leads through to the dining hall which would make an ideal seating area or a welcoming entrance with doors to Kitchen and Lounge and stairwell rising to first floor. The Lounge is an impressive size and has a large walk in bay fronted window with focal fireplace and door to a secondary reception room.

Providing further living space is a secondary reception room which offers versatile accommodation with double doors opening onto the front garden. The kitchen / dining room is set

towards the back of the property and houses space for a large dining set and has access onto the rear garden. The kitchen is fitted with a range of base and eye level units, inset sink and drainer, space for a cooker with hob and plumbing for a washing machine. Completing the ground floor accommodation are two storage cupboards.

Ascend onto the first floor and you will find four well sized bedrooms and the family bathroom. All bedrooms are well sized with bedroom 4 being accessed via bedroom 3, this would also make an ideal dressing room or nursery. The bathroom is complete with a bath, low flush w.c and wash hand basin.

To the outside the property has a fully enclosed cottage-style front garden providing outside entertaining and seating space. There is a private rear garden with a garage and potential parking accessed via a shared driveway.

Dimensions:
113 Main Street

Dining Hall - 3.70m x 3.44m
Lounge - 6.20m into bay x 3.41m
Reception room - 6.00m x 3.71m
Kitchen diner - 5.97m x 2.78m
Storage cupboard - 1.37m x 1.86m
Bedroom 1 - 3.80m x 3.67m
Bedroom 2 - 3.63m x 2.77m
Bedroom 3 - 2.05m x 3.45m
Bedroom 4 - 2.68m x 3.45m
Bathroom - 2.73m x 1.37m

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:

Reception Room

Lounge

Kitchen / Diner

Store

Dining Hall

Porch

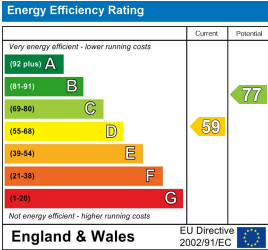
Main Street, Woodhouse Eaves
Internal square footage: 1550 sq.ft

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