

Holdings

A Modern Estate Agent



15 Howgate Close, Loughborough, LE12 7WP

£240,000

Internally the accommodation to the ground floor comprises; entrance hall, wc, good sized lounge and dining room with opening to the contemporary fitted kitchen. To the first floor there are two double bedrooms, a three piece family bathroom, further single bedroom and an airing/store cupboard. Outside the plot enjoys an enclosed fenced garden to the rear aspect and to the front there is off road parking for multiple cars.

Upon entering the property via the entrance hallway, this provides access onto the Lounge and a w/c. The Lounge is light and spacious making a great space to relax and enjoy. Leading from here is the Dining area which has double french patio doors leading onto the rear garden and opens through to the Kitchen. The Kitchen is fitted with an array of contemporary units, inset sink and drainer, integrated oven, integrated full size fridge freezer, space and plumbing for a washing machine.

Ascend onto the first floor and you will find three well sized bedrooms; master with fitted wardrobes and the family bathroom. The Family Bathroom is complete with a bath and shower over, low flush w/c and wash hand basin.

To the outside the property is complete with a driveway to the front elevation. The rear garden is private and has a large patio area and storage space making an excellent space to spend the summer months in!

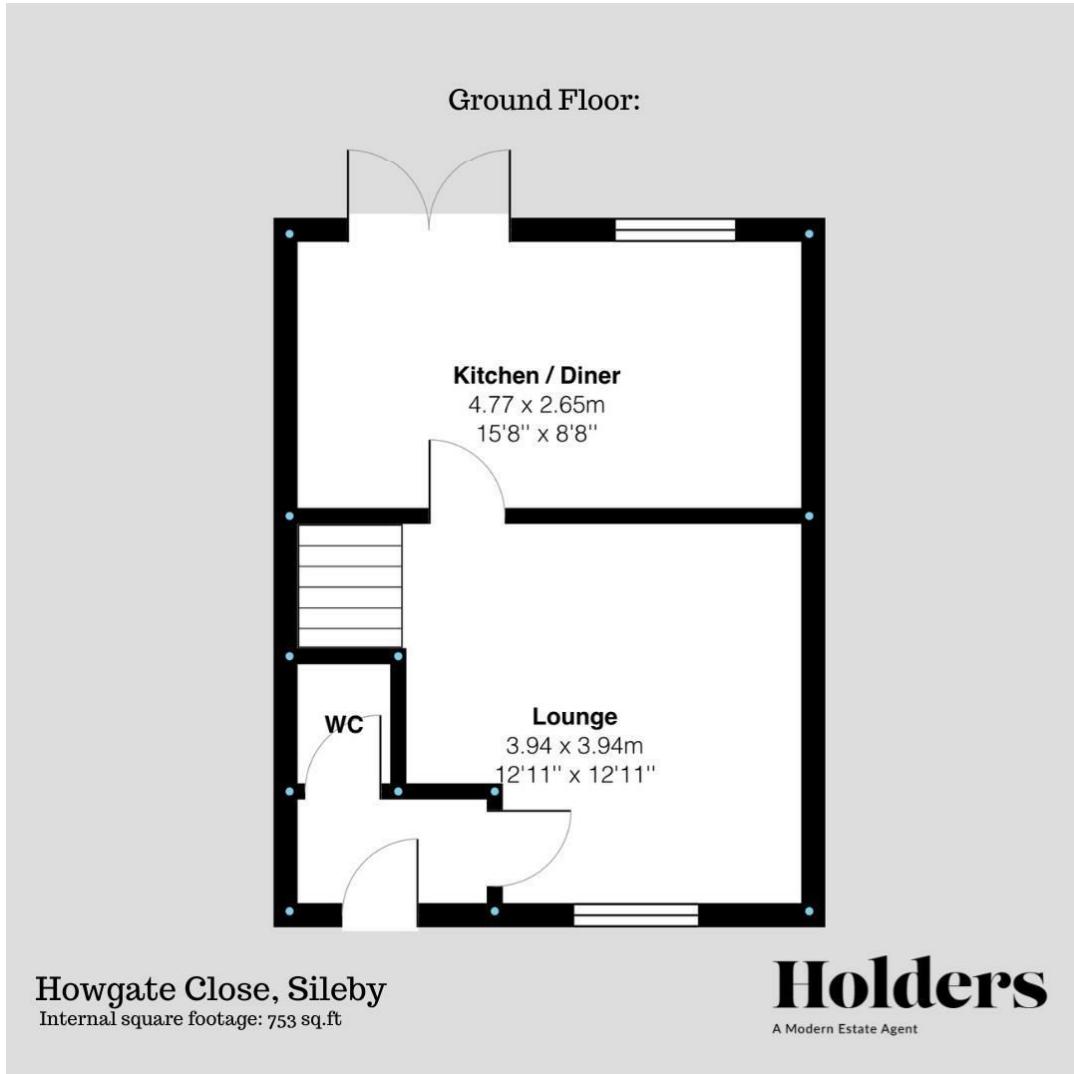
Dimensions:

Lounge - 3.94m x 4.06m
Dining Room - 2.64m x 2.46m
Bedroom 1 - 3.05m x 2.64m
Bedroom 2 - 3.15m x 2.41m
Bedroom 3 - 2.51m x 2.31m

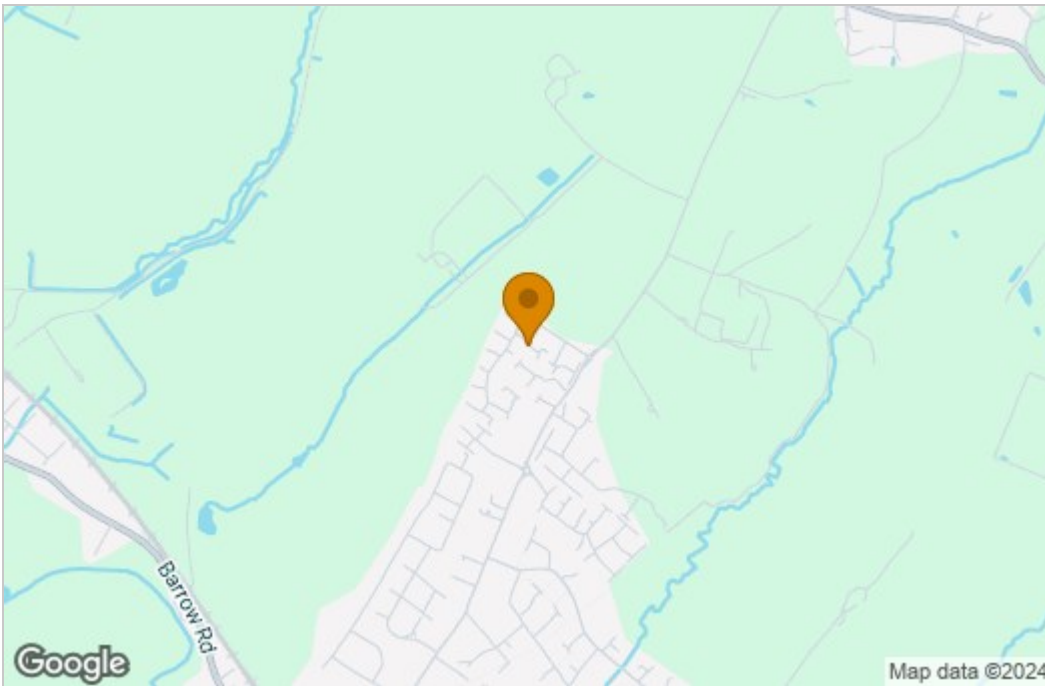
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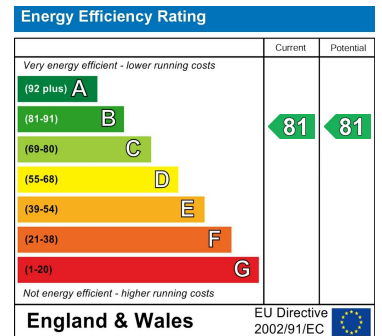
Floor Plan



Area Map



Energy Efficiency Graph



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