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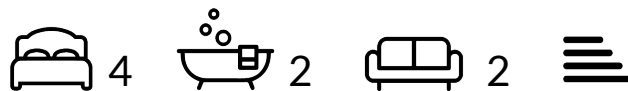
A Modern Estate Agent



## 2 Barnard Way

Mountsorrel, Loughborough, LE12 7UE

Guide price £415,000



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Upon entering the property via the spacious entrance hallway, the entrance provides access to the Lounge, Kitchen / Dining Room, WC and stairwell rising to first floor. The Lounge is of an excellent size and benefits from a bay fronted window and doors onto and overlooking the rear garden. The heart of this home is the open plan Kitchen / Dining room which makes a social space for all the family to enjoy. The space enjoys dual aspect and large french doors onto the rear garden. The Kitchen is fitted with an array of units, inset oven with hob, sink, dishwasher and a door provides access to a Utility room. The Utility room is complete with space and plumbing for a washing machine and tumble drier and door to rear elevation. Completing the ground floor accommodation is a w.c,

Ascend onto the first floor and you will find four well sized bedrooms accessed off a large and airy landing space; master with en-suite and the family bathroom. The en-suite comprises of a walk in shower, low flush w.c and wash hand basin. The family bathroom comprises of a bath with shower over, low flush w.c and wash hand basin.

To the front there is a driveway providing off road parking for several cars leading to the double garage which has up and over doors and door to side with power and light. The front is enclosed within a wall surround and gated access to the side of the property which leads to rear garden. The rear garden is complete with a large lawn space, patio area and summer house - making a great space to enjoy the summer months in!

## 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



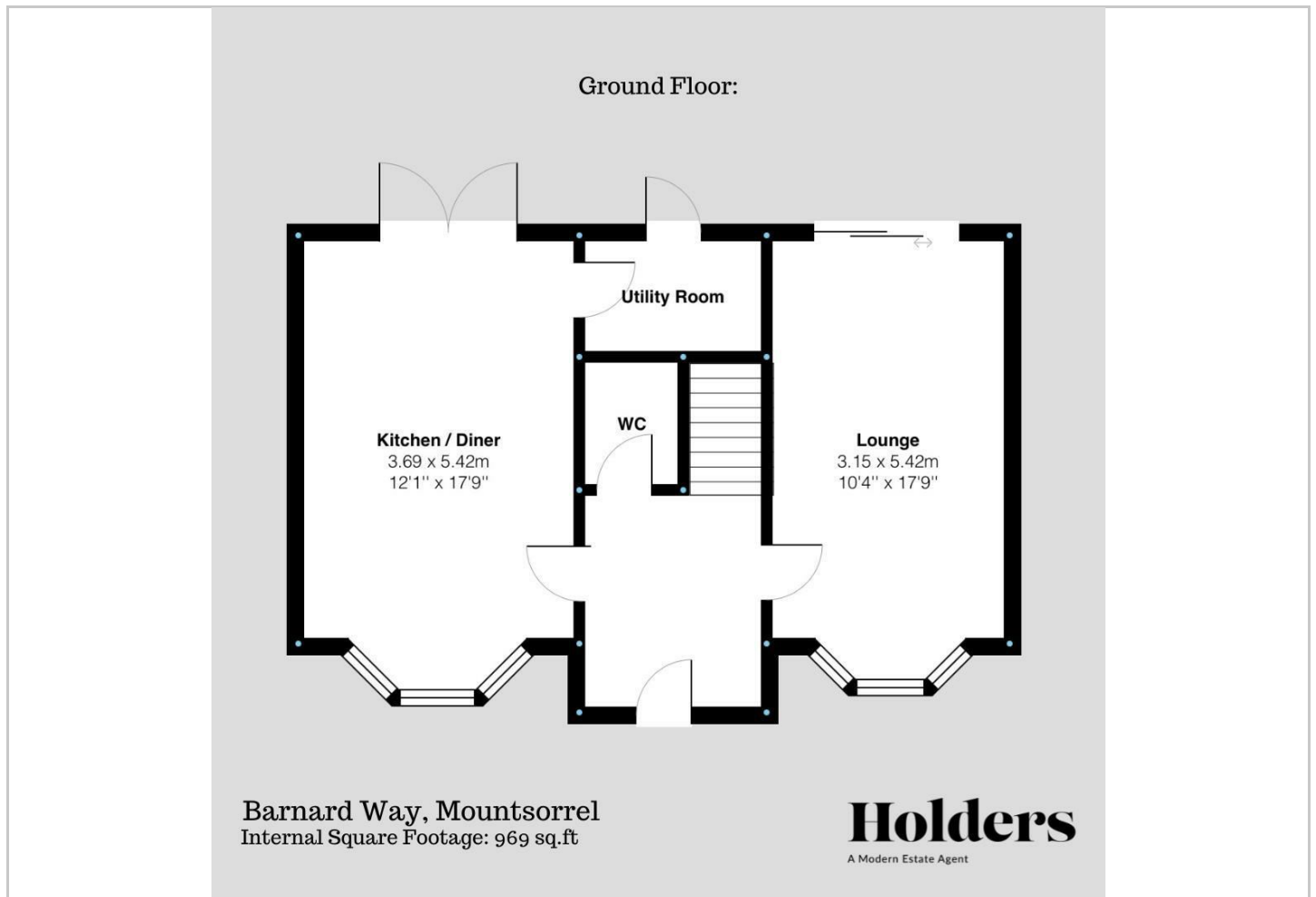
## Hybrid Map



## Terrain Map



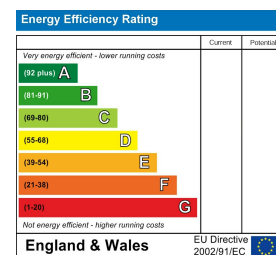
## Floor Plan



## Viewing

Please contact our 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.