

Holdings

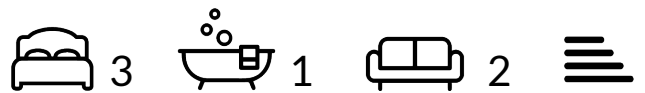
A Modern Estate Agent



122 Meadow Lane

, Loughborough, LE11 1JZ

£225,000



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Upon entry through the front door, this leads you into a spacious hallway which provides access into the reception rooms and extended kitchen. The Lounge / Dining Room is a light and airy space for the family to enjoy and is complete with a bay fronted window and doors to the sun room. The sun room is a flexible space and would make an ideal family room or study and is complete with access to the rear garden.

This kitchen has been extended and has a large storage cupboard, base and eye level units, space and plumbing for white goods, integrated oven with hob over and door to side elevation.

To the first floor is the landing with a large window that's lets in plenty of light for the upstairs rooms there are three well sized bedrooms. The shower room is complete with a walk in wet room style shower, w/c and wash hand basin.

Outside the property is complete with a driveway providing off road parking for multiple vehicles leading to a garage. The rear garden is complete with a patio area, lawn space and three further outbuildings.

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.

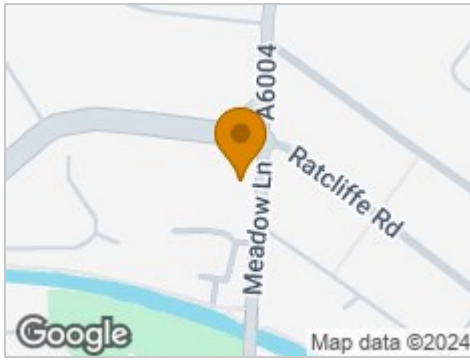
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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



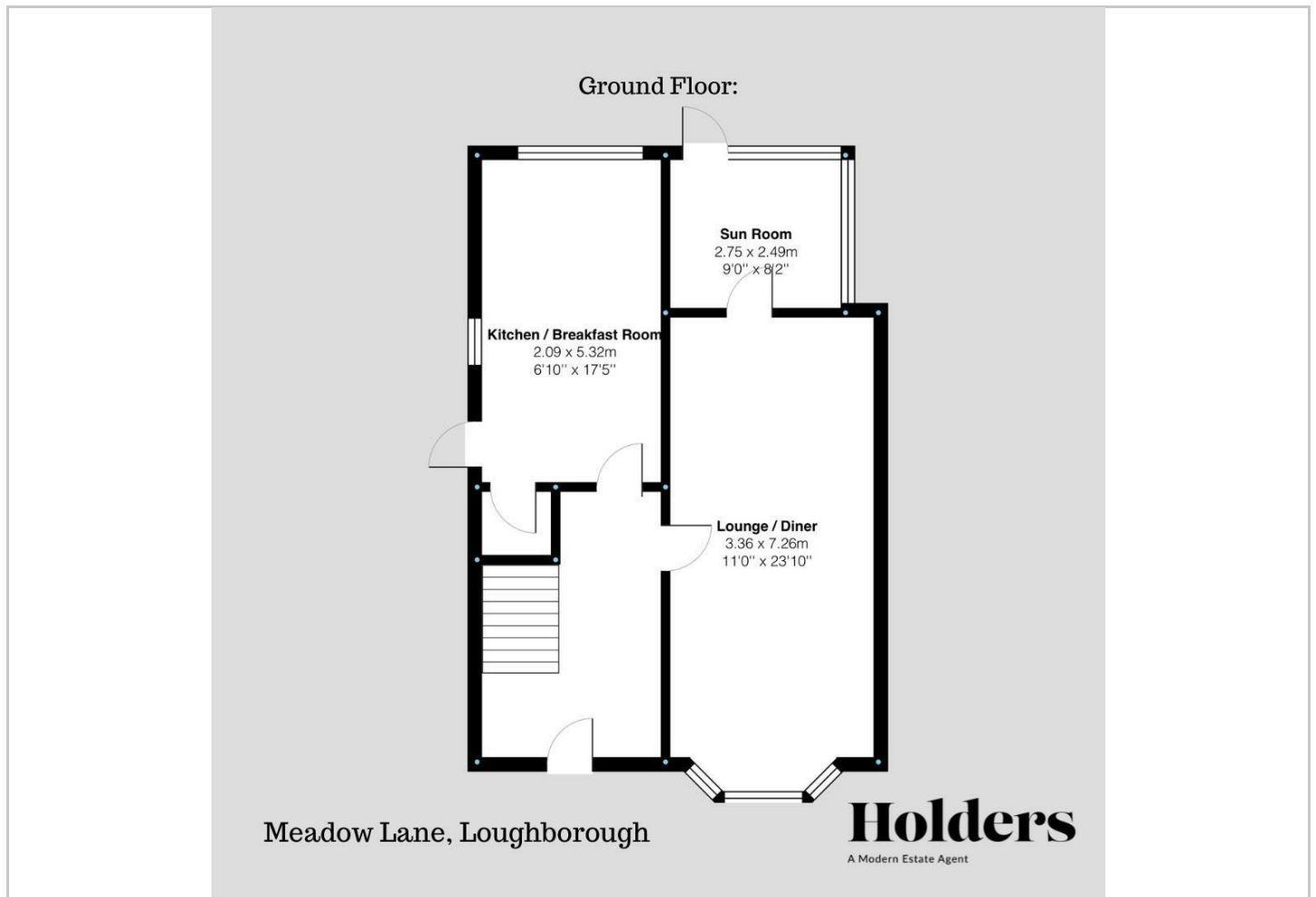
Hybrid Map



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.