

# Holdere

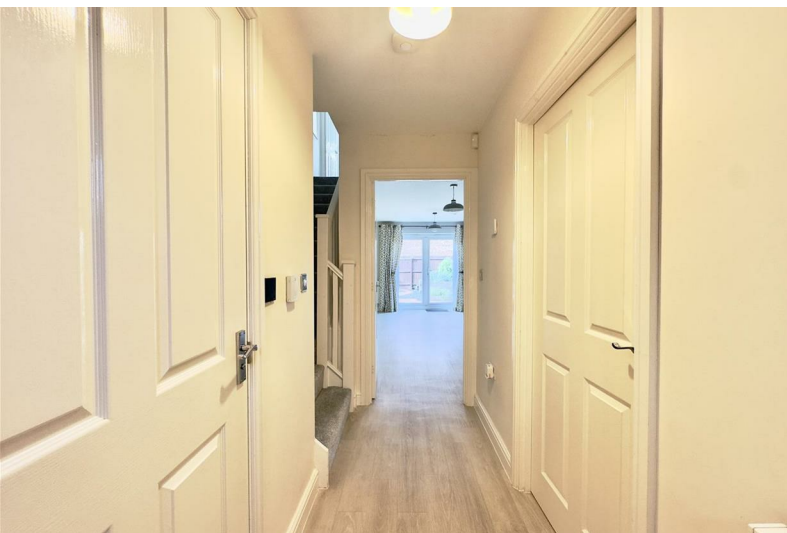
A Modern Estate Agent



85 Southfield Avenue

Sileby, Loughborough, LE12 7WL

£270,000



# 85 Southfield Avenue

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## £270,000



A superb opportunity to purchase this three bedroom detached home set in a tucked away cul-de-sac position. Complete with plentiful living space, privately aspected rear garden, off road parking for 3 vehicles and set close to open views! An internal viewing comes highly recommended to appreciate the level of accommodation on offer. NHBC warranty remaining. NO UPWARD CHAIN.

The entrance hall leads to a ground floor W.C and utility, open plan lounge diner with french doors to the rear garden and a modern fitted kitchen.

To the first floor are three bedrooms and a family bathroom benefitting from a four piece suite with a bath, separate shower unit, low flush w.c and wash hand basin.

The rear garden is of a great size which has been landscaped and is privately aspected - making a great space to enjoy the summer months in. The driveway provides off road parking for three cars and has an EV car charging point.

Located on the outskirts of Sileby, this modern three bedroom detached house is a fantastic home and early viewings are highly recommended.

### Entrance Hall

Entrance hall with double glazed door to front, radiator and stairs to the first floor.

### Cloak Room

W.C, wash hand basin, radiator, extractor fan and

double glazed window.

### Kitchen

Modern kitchen with wall and base units, sink / drainer, gas 4 ring AEG hob, oven and cooker hood, space for a washing machine and fridge freezer. Recess lighting and radiator. Double glazed window to the front aspect.

### Lounge/Dining Room

Open plan, this spacious room works very well with double glazed french doors to the garden, feature bay window to side elevation, two radiators, large walk in under stairs storage cupboard and ample room for a table and chairs in the dining area.

### First Floor

First Floor with loft access and double glazed window to the side aspect.

### Bedroom One

Master bedroom with double glazed window to the front, radiator, space for large wardrobes.

### Bedroom Two

Double glazed window to the rear and radiator.

### Bedroom Three

Double glazed window to the rear and radiator.

### Bathroom

Bathroom with both a shower cubicle and a bath. W.C, wash hand basin, extractor fan, shaver point and heated towel rail. Bathroom features a double



glazed window to the side aspect.

#### Rear Garden

The rear garden is privately aspected and has been tastefully landscaped to make the most of every bit of space. There is even a wooden summer house, that could have potential for a home office.

Driveway providing off road parking for three vehicles and an EV car charging point.

#### 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



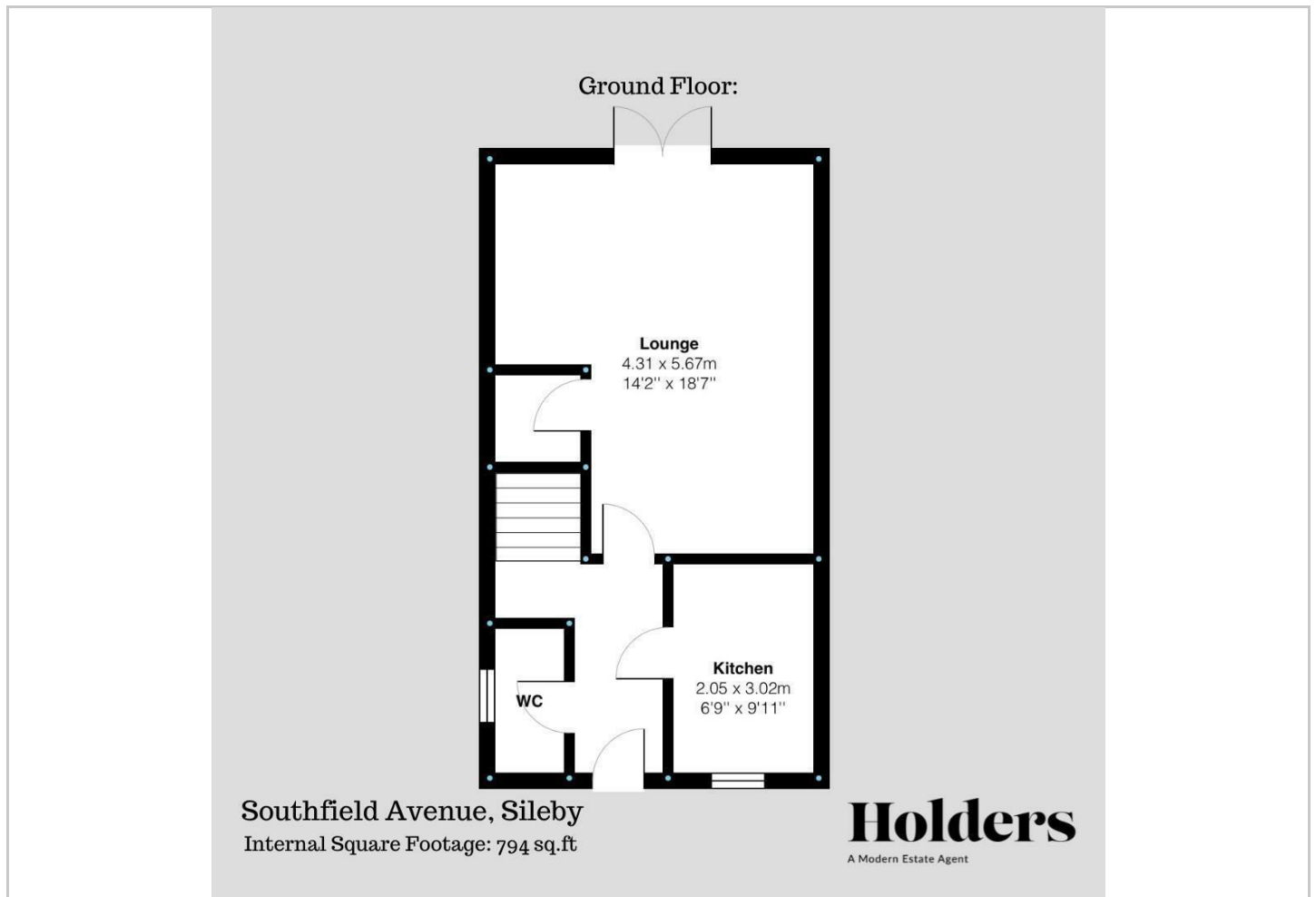
## Hybrid Map



## Terrain Map



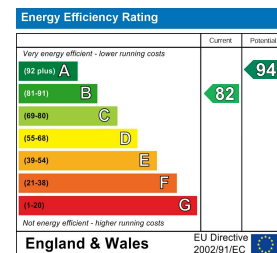
## Floor Plan



## 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.