

# Holdings

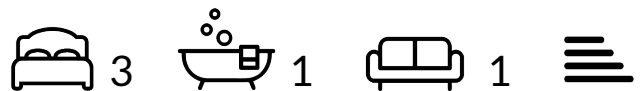
A Modern Estate Agent



## 12 Vale Close

, Loughborough, LE11 2GZ

Guide price £315,000



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Upon entering the property via the spacious entrance hallway this provides access onto all ground floor accommodation and a useful storage cupboard and w/c. The Lounge is a light and airy space and is complete with dual aspect and double french patio doors onto the rear garden. Providing further living space is the stunning dining kitchen which has been fitted with a range of base and eye level units, integrated dishwasher, integrated oven and hob over, inset sink and drainer and dual aspect with french patio doors onto the rear garden, there is also plentiful space for a large dining set.

Ascend onto the first floor and you will find three well sized bedrooms and the family bathroom with feature window over the landing. The family bathroom is complete with bath and shower over, low flush w/c and wash hand basin.

To the outside the property is set on a private driveway. Block paved driveway to the side providing ample off road parking for three cars and leading to a detached brick built pitched roof single garage with up and over door, electric, light and power. Gate access to the side leads to a fabulous fully enclosed garden.

## 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



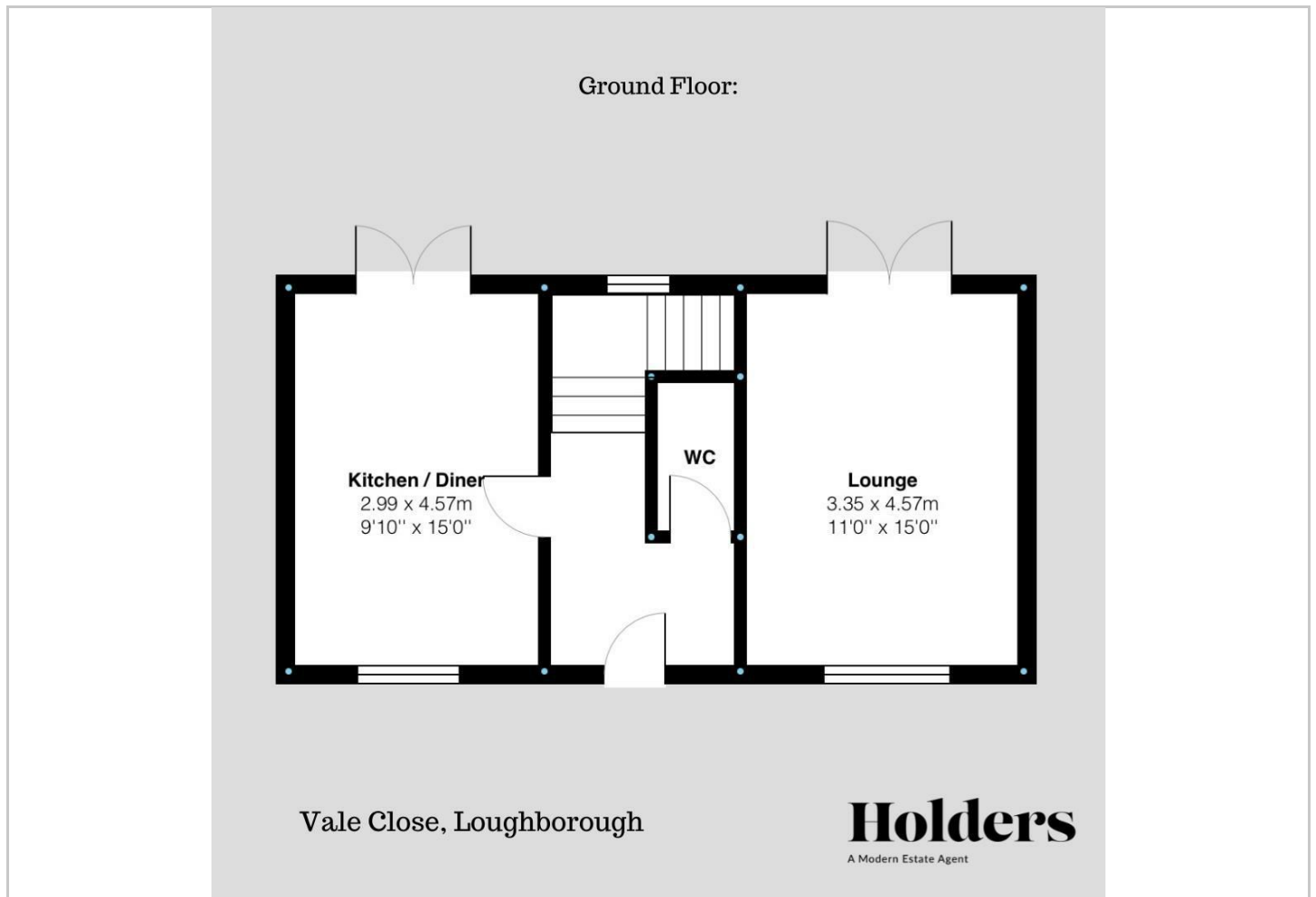
## Hybrid Map



## 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.