

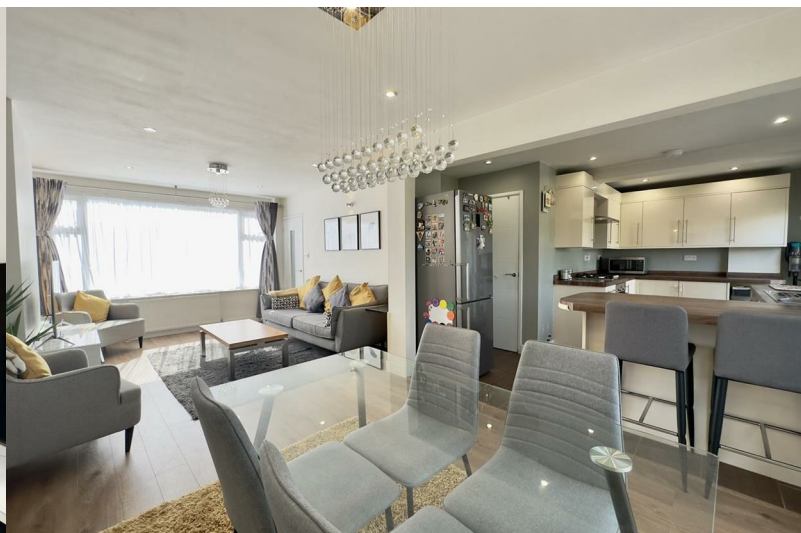
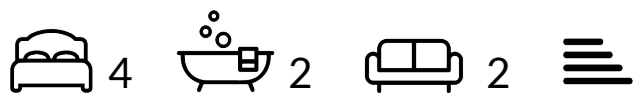
# Holderr

A Modern Estate Agent



52 Valley Road  
, Loughborough, LE11 3PZ

Guide price £320,000



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Upon entering the property via the entrance hallway this provides access onto all ground floor accommodation with stairwell rising to first floor. The Lounge is a light and airy space with large wall to wall windows making a great space for all the family to enjoy. Leading from here is a dining area which opens through to the breakfast kitchen. The Kitchen has been re fitted with a range of base and eye level units, integrated dishwasher, integrated oven with hob over, door to rear elevation and door to a useful pantry.

Providing further living space is a conservatory which is a flexible space and provides further access onto the rear garden. Completing the ground floor accommodation is a useful study room which would also make an ideal 4th bedroom. The room is equipped with an en-suite comprising of a walk in shower, low flush w.c and wash hand basin.

Ascend onto the first floor and you will find three well sized bedrooms and the family bathroom. The master bedroom has the added benefit of built in wardrobes. The family bathroom is complete with a modern suite comprising of a bath with shower over, low flush w.c and wash hand basin.

To the front of the property is a driveway providing ample off road parking, there is side gated access to the rear. The rear garden is of a generous size being 25 meters long and has been landscaped including a large patio area, seating with built in storage, a meticulously maintained lawn space and storage shed to rear - 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



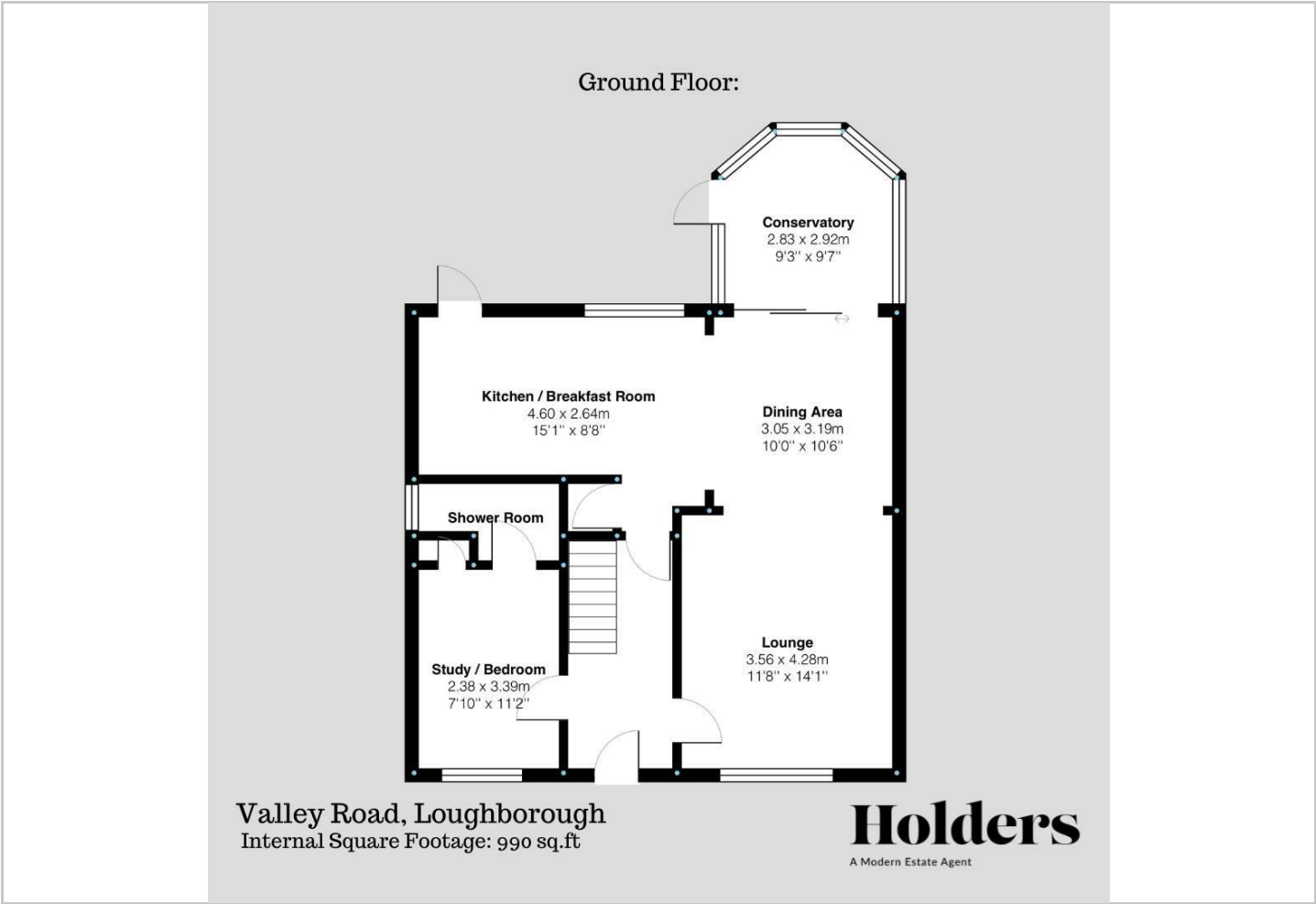
Hybrid Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.