

Holdings

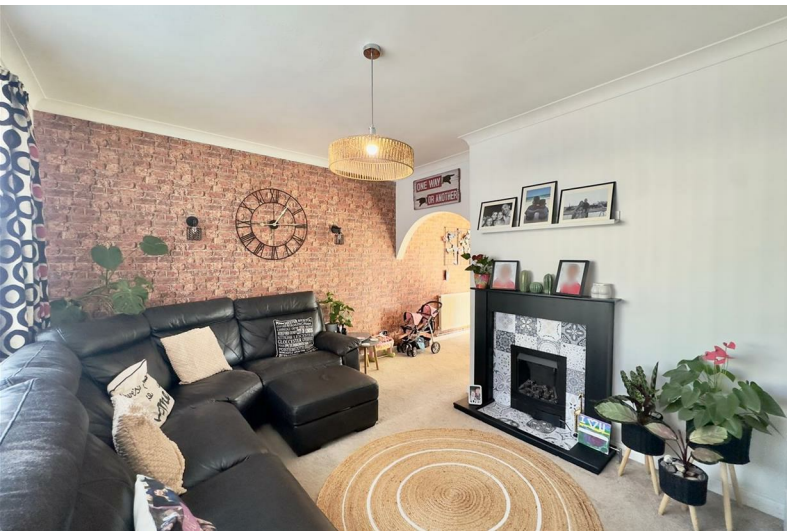
A Modern Estate Agent



7 Wards Crescent

Sileby, Loughborough, LE12 7QF

Offers over £245,000



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Set on a generous plot is this superbly presented three bedroom home complete with plentiful living space arranged over two floors, off road parking and garage and a well sized and private rear garden. This home is a MUST VIEW!

Upon entering the property via the entrance hallway this provides access to the Lounge, w/c and stairwell rising to the first floor. The Lounge is light and spacious complete with a focal fireplace, large window to front elevation and opens onto the dining room. The dining room provides further living space to suit the buyers needs and has large double french doors leading to the rear garden.

The well proportioned kitchen is well equipped with a vast array of storage cupboard units, facility for both a washing machine and dishwasher. Integrated appliances include a five ring stainless steel Neff hob with matching splashback and extractor hood above, Neff electric double oven and grill adjacent, there is space for fridge and freezer. Double glazed side access door with an opening part acting as a stable door and further lighting is provided by the rear elevation double glazed window with stainless steel sink unit beneath with mixer tap over.

Ascend onto the first floor and you will find three sized bedrooms and the family bathroom. The Bathroom is fitted with a modern suite comprising of; bath with shower over, low flush w/c and wash hand basin.

To the front of the property there is off road parking leading to the carport and garage which is complete with power and lighting. There is gated access to the rear of the property where there is a lawned private garden and decking area making a wonderful 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



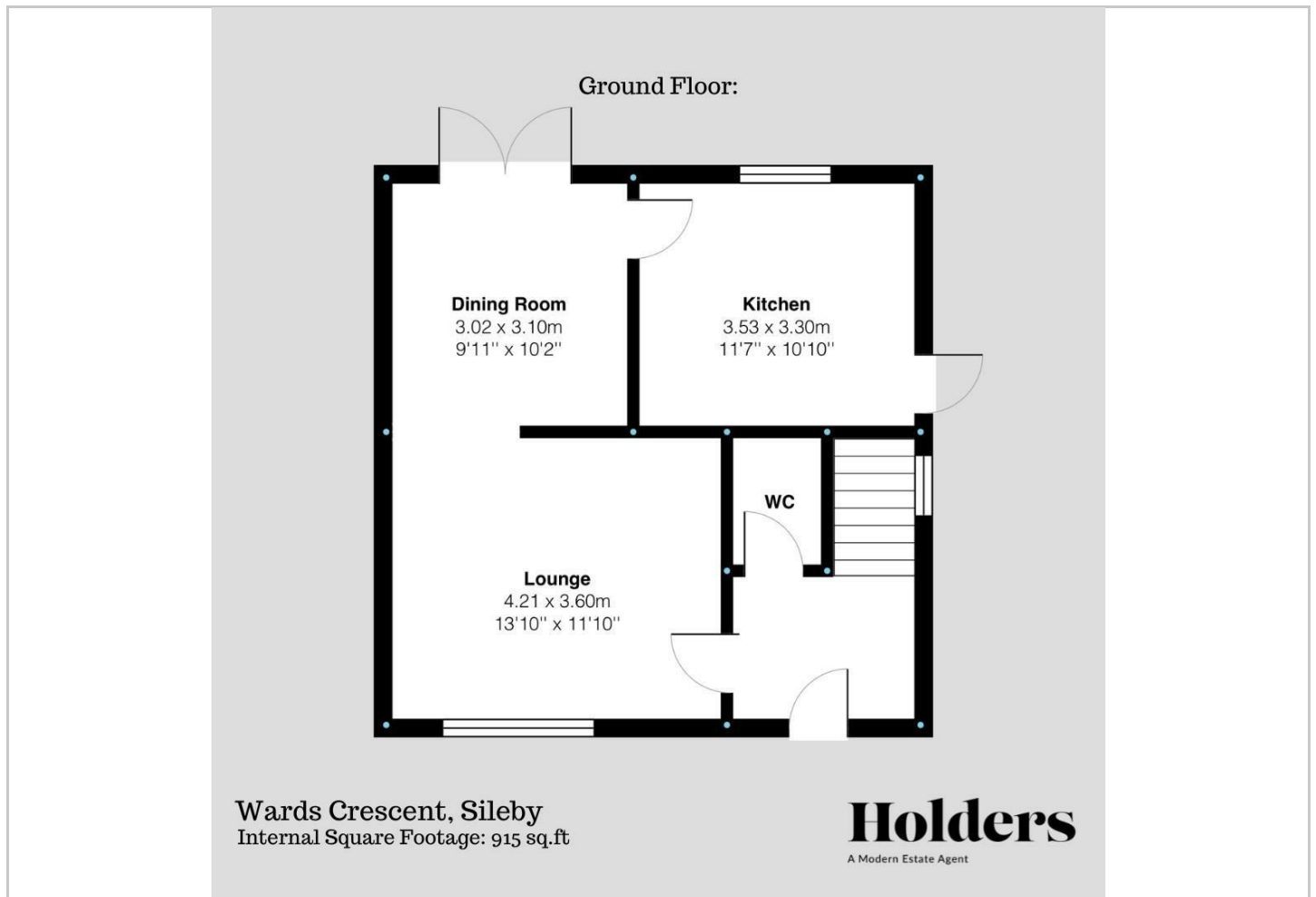
Hybrid Map



Terrain Map



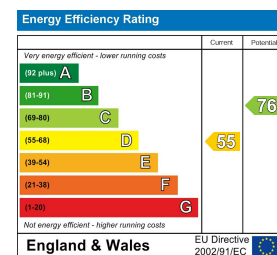
Floor Plan



Viewing

Please contact our 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.