

# Holderr

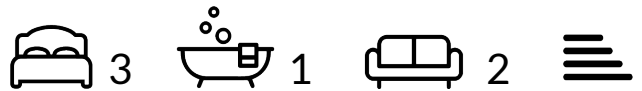
A Modern Estate Agent



## 26 Wolsey Way

Loughborough, Loughborough, LE11 1PR

£225,000





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## Lounge 4.45m (14'7) x 3.29m (10'10)

A sizeable and warm living space, opening on to the dining area.

## Dining Area 3.21m (10'6) x 2.42m (7'11)

A bright dining space, open to the kitchen. French doors allow in plentiful light to the space. There is also a useful under stairs storage cupboard.

## Kitchen 3.21m (10'6) x 1.8m (5'11)

A contemporary kitchen open to the dining area. Includes a fridge/freezer, oven and hob with plumbing space for a washing machine / dishwasher.

## Master Bedroom 3.58m (11'9) x 2.57m (8'5)

Spanning the width of the property and over looking the front.

## Bedroom Two 3.19m (10'6) x 2.12m (6'11)

A second bedroom over looking the rear garden.

## Bedroom Three / Study 2.14m (7'0) x 2.1m (6'11)

A third bedroom also over looking the rear garden.

## Bathroom 2.37m (7'9) x 1.9m (6'3)

A smart three piece bathroom including a bath, sink, toilet and overhead shower above the bath.

## Garden

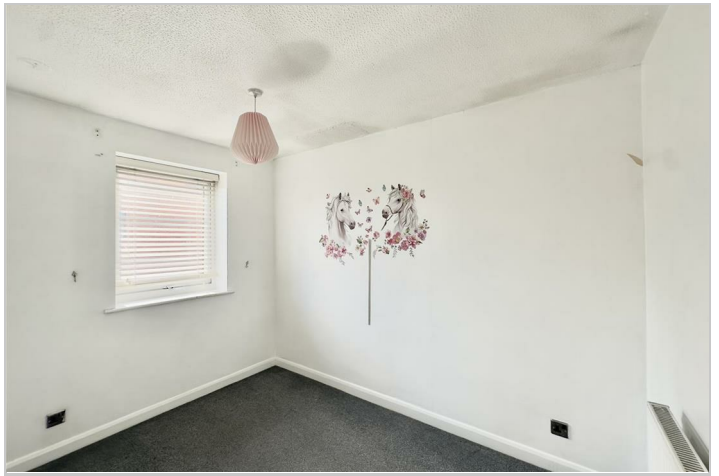
A private garden that is complete with a patio area and lawn space.

## Parking

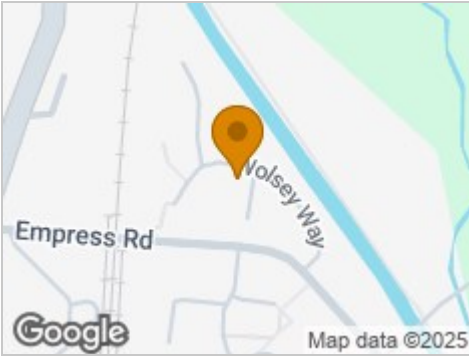
Off-road parking available leading to a garage providing extra parking or storage space!

## 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.
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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

Ground Floor:

**Dining Area**  
2.41 x 3.21m  
7'11" x 10'6"

**Kitchen**  
1.80 x 3.21m  
5'11" x 10'6"

**Lounge**  
3.29 x 4.45m  
10'10" x 14'7"

**Wolsey Way, Loughborough**  
Internal Square Footage: 734 sq.ft

**Holders**  
A Modern Estate Agent

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



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