

Holderr

A Modern Estate Agent



3 Howgate Close

Sileby, Loughborough, LE12 7WP

Guide price £259,500



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Internally the accommodation to the ground floor comprises; entrance hall, wc, good sized lounge and dining room with opening to the contemporary fitted kitchen. To the first floor there are two double bedrooms, a three piece family bathroom, further single bedroom and a airing/store cupboard.

Outside the plot enjoys an enclosed fenced garden to the rear aspect and to the front there is off road parking for multiple cars.

Upon entering the property via the entrance hallway, this provides access onto the Lounge and a w/c. The Lounge is light and spacious making a great space to relax and enjoy. Leading from here is the Dining area which has double french patio doors leading onto the rear garden and opens through to the Kitchen. The Kitchen is fitted with an array of contemporary units and tiled splash back surround, inset sink and drainer, integrated oven, integrated full size fridge freezer, space and plumbing for a washing machine.

Ascend onto the first floor and you will find three well sized bedrooms; master with fitted wardrobes and the family bathroom. The Family Bathroom is complete with a bath and shower over, low flush w/c and wash hand basin.

To the outside the property is complete with a large driveway to the front elevation. The rear garden is private and has a large patio area and storage space making an excellent space to spend the summer months in!

Dimensions:

Lounge - 3.94m x 4.06m

Dining Room - 2.64m x 2.46m

Bedroom 1 - 3.05m x 2.64m

Bedroom 2 - 3.15m x 2.41m

Bedroom 3 - 2.51m x 2.31m

Disclaimer

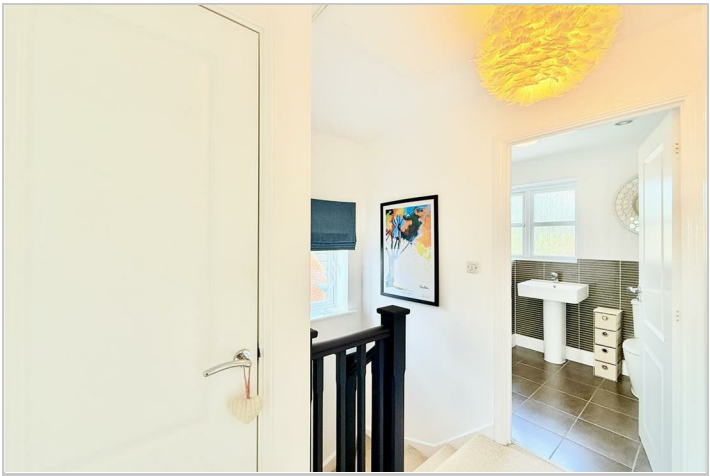
1. Intending purchasers will be asked to produce identification documentation.

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



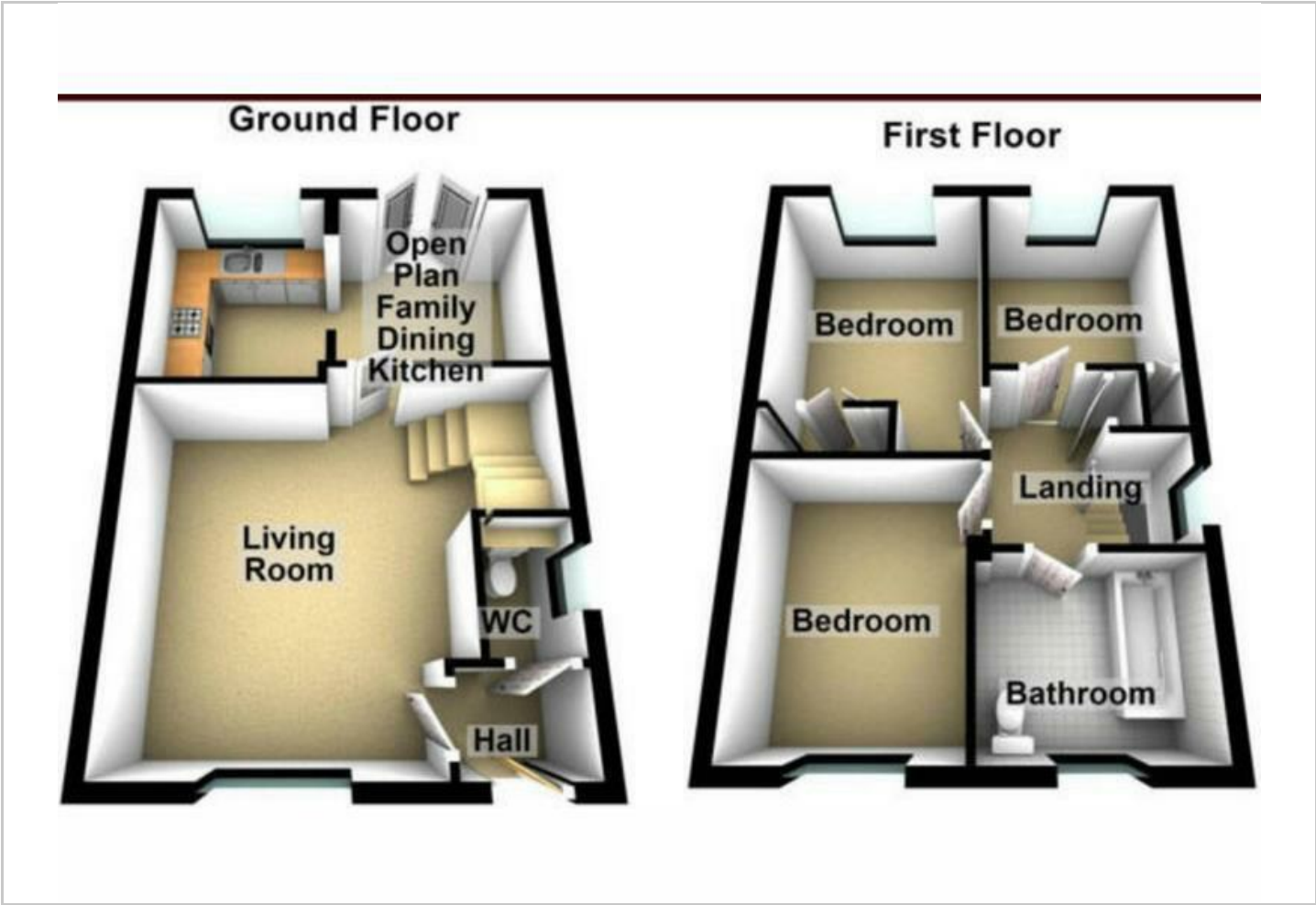
Hybrid Map



Terrain Map



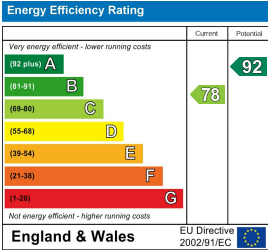
Floor Plan



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.