

Holderr

A Modern Estate Agent



2 Lea Drive

, Loughborough, LE11 2GY

£350,000



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Upon entering the property via the entrance hallway this provides access onto all ground floor accommodation and a w/c. The Lounge is spacious and is complete with dual aspect windows to front and french doors to rear elevation making a wonderful space for all the family to enjoy. The Kitchen Diner is also well sized housing space for a large dining set and a door leading to the utility room. The Kitchen is fitted with an array of modern base and eye level units integrated oven and hob over, inset sink, integrated dishwasher and door through to the utility which is complete with space and plumbing for a washing machine and tumble drier and door to rear access.

Ascend onto the first floor and you will find three well sized bedrooms; master with en-suite and the family bathroom. The en-suite comprises of walk in shower unit low flush w/c and wash hand basin. The family bathroom is complete with a fitted bath with shower over, low flush w.c and wash hand basin.

To the outside the property is set in a tucked away cul-de-sac setting and has a garage and off road parking to the side with a gated driveway. The rear garden is enclosed and mainly laid to lawn with a patio area leading from the Lounge.

Dimensions:

Lounge - 5.35 x 3.36m
Kitchen / Diner - 5.35 x 2.94m
Bedroom 1 - 3.14 x 2.93m
Bedroom 2 - 2.90 x 2.43m
Bedroom 3 - 2.90 x 2.17m

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

Ground Floor:

Lounge
3.36 x 5.35m
11'0" x 17'7"

Utility Room

Kitchen / Diner
3.08 x 5.35m
10'1" x 17'7"

WC

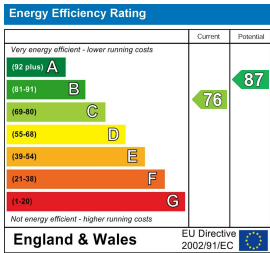
Lea Drive, Loughborough
Internal Square Footage: 1023 sq.ft

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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.