

# Holders

A Modern Estate Agent



38 Barnard Way, Loughborough, LE12 7UE

£215,000

A great opportunity to purchase this two bedroom home set in a favourable position in this most sought after location in Mountsorrel. The property is immaculately presented throughout and is perfect for the first time buyer, downsizer or buy to let investor alike therefore an early inspection is advised.

The internal accommodation comprises in brief; entrance hall, kitchen, lounge/diner with French doors opening to the garden, first floor landing, two bedrooms, both having fitted wardrobes and there is a family bathroom.

The property sits on a good sized plot with a frontage consisting of a low maintenance gravelled area and a driveway providing off road parking for two cars. A gate leads to a further driveway which in turn leads to a detached single garage of brick and tile construction, power, light and a personnel door to the side.

The rear gardens are mainly lawned with a flagstoned patio, gravelled area and shrub borders.

Entrance Hall - Having a laminate floor, radiator, stairs to the first floor and doors to:-

Kitchen - Being fitted with wall and base units with a complementary work surface, inset composite sink and drainer, space for cooker, washing machine and fridge/freezer, wall mounted gas fired central heating boiler and a UPVC double glazed window to the front.

Lounge/Diner - Having a set of UPVC double glazed French doors opening to the garden, radiator, cupboard under the stairs and a television point.

First Floor Landing - Returning to the entrance hall, a staircase rises to the first floor, having an obscure UPVC double glazed window to the side, airing cupboard housing the hot water cylinder and doors off to:-

Master Bedroom - Having a UPVC double glazed window to the rear, radiator and fitted wardrobes.

Bedroom Two - Having a UPVC double glazed window to the front, radiator and fitted wardrobe.

Bathroom - Having a pine floor and being fitted with a panelled bath, low flush WC, pedestal wash hand basin, tiled walls, radiator and an obscure UPVC double glazed window to the front.

Exterior And Gardens - The property sits on a good sized plot with a frontage consisting of a low maintenance gravelled area and a driveway providing off road parking for two cars. A gate leads to a further driveway which in turn leads to a detached single garage of brick and tile construction, power, light and a courtesy door to the side.

The rear gardens are mainly lawned with a flagstoned patio, gravelled area and shrub borders.

### **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.

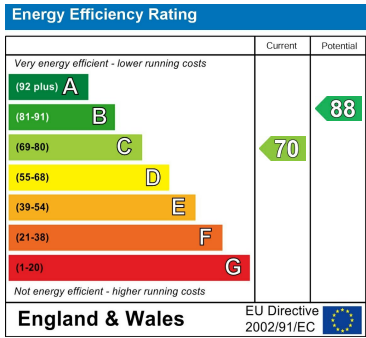


Floor Plan

Area Map



Energy Efficiency Graph



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