

Holderr

A Modern Estate Agent



158 Bottleacre Lane

, Loughborough, LE11 1JQ

£210,000



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The well-proportioned accommodation includes an entrance hallway, a well presented lounge with log burner, newly fitted kitchen/diner, conservatory, two double bedrooms and modern bathroom suite. There is driveway parking to the front for two vehicles and a good size private rear garden.

As you enter the house through the front door, you'll find yourself in the entrance hallway with heated flooring and ceramic tiles. From here, you have access to both the lounge and the stairs leading to the first floor.

The lounge is a cozy and inviting space. It features a double glazed window that lets in plenty of natural light. The room is adorned with newly fitted oak flooring and has ample plug sockets for all your electrical needs. A highlight of the lounge is the log burner with a charming brick surround, perfect for those chilly evenings. To keep you warm and comfortable, there is also a radiator. From the lounge, you can access the kitchen/diner through a door.

The howdens kitchen/diner is new and well-designed. It boasts a range of wall and base units with attractive roll edge work surfaces. The kitchen also has a stylish splashback, adding a touch of elegance. This space is perfectly suited for cooking and dining, and it's a great place to gather with family and friends. This room and the dining area also feature new laminate flooring.

As you make your way up the stairs the landing itself is well-lit, thanks to a double glazed window on the side elevation. From here, you can access the boarded loft for additional storage space. The landing also provides access to both bedrooms and the bathroom.

Bedroom one is a spacious and comfortable room. The large double glazed window allows natural light to fill the space. Bedroom two offers a comfortable space to relax and

unwind. A double glazed window on the rear elevation allows natural light to stream in, creating a bright and airy atmosphere. The bathroom features a bath with shower over, low flush w.c and wash hand basin with underfloor heating.

At the front of the property, there is a driveway with enough space for two vehicles. Additionally, there is side access that leads to the rear of the property, providing convenience and ease of movement.

Turning our attention to the rear of the property, you'll find a lovely, good-sized mature private garden. The majority of the garden is beautifully laid to lawn, perfect for outdoor activities or simply enjoying the green space. There is also a patio area, providing a designated space for outdoor furniture and gatherings. Following on from this is a pathed pathway taking you to the back of the garden, one side is flanked by hedging the other has wooden fencing.

For storage needs, there is a spacious shed measuring approximately 14ft x 15ft, providing ample room for storing tools, equipment, or any other items you may need to keep organized. The shed also benefits from having lighting and power.

Dimensions:

Lounge - 3.88 x 3.25m

Kitchen / Dining Room - 4.06 x 2.48m

Conservatory - 3.41m x 2.45m

Bedroom 1 - 4.06 x 4.06m

Bedroom 2 - 3.14 x 2.26m

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.

Summary

Holders Estate Agents bring to the market this well-presented semi-detached house situated in a popular residential area of Loughborough. This property offers a comfortable living space, ideal for first-time buyers, young professionals, or small families. The house features a practical layout with two bedrooms, a spacious lounge, a fitted kitchen, and a contemporary bathroom. Externally,

the property benefits from a private rear garden and off-road parking to the front. Situated in a convenient location, Bottleacre Lane is within easy reach of local amenities, including shops, schools, and public transport links. The property is also close to the town centre, providing access to a wider range of facilities and services.

Entering through the hallway provides access to the spacious lounge, which is bright and airy, offering a comfortable space for relaxation. The lounge leads through to the fitted kitchen, which is equipped with a range of modern base and wall units, providing ample storage and workspace. The kitchen also offers space for dining and has direct access to the rear garden, enhancing the indoor-outdoor living experience.

The first floor comprises two well-proportioned bedrooms and a family bathroom, including a bath with overhead shower, wash basin, and WC. The master bedroom is generously sized, while the second bedroom is suitable for use as a guest room.

To the front, the property features a driveway providing off-road parking for one vehicle. The rear garden is mainly laid to lawn, offering a private outdoor space for leisure and entertainment.



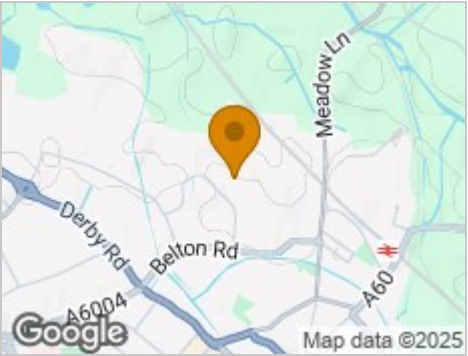
Road Map



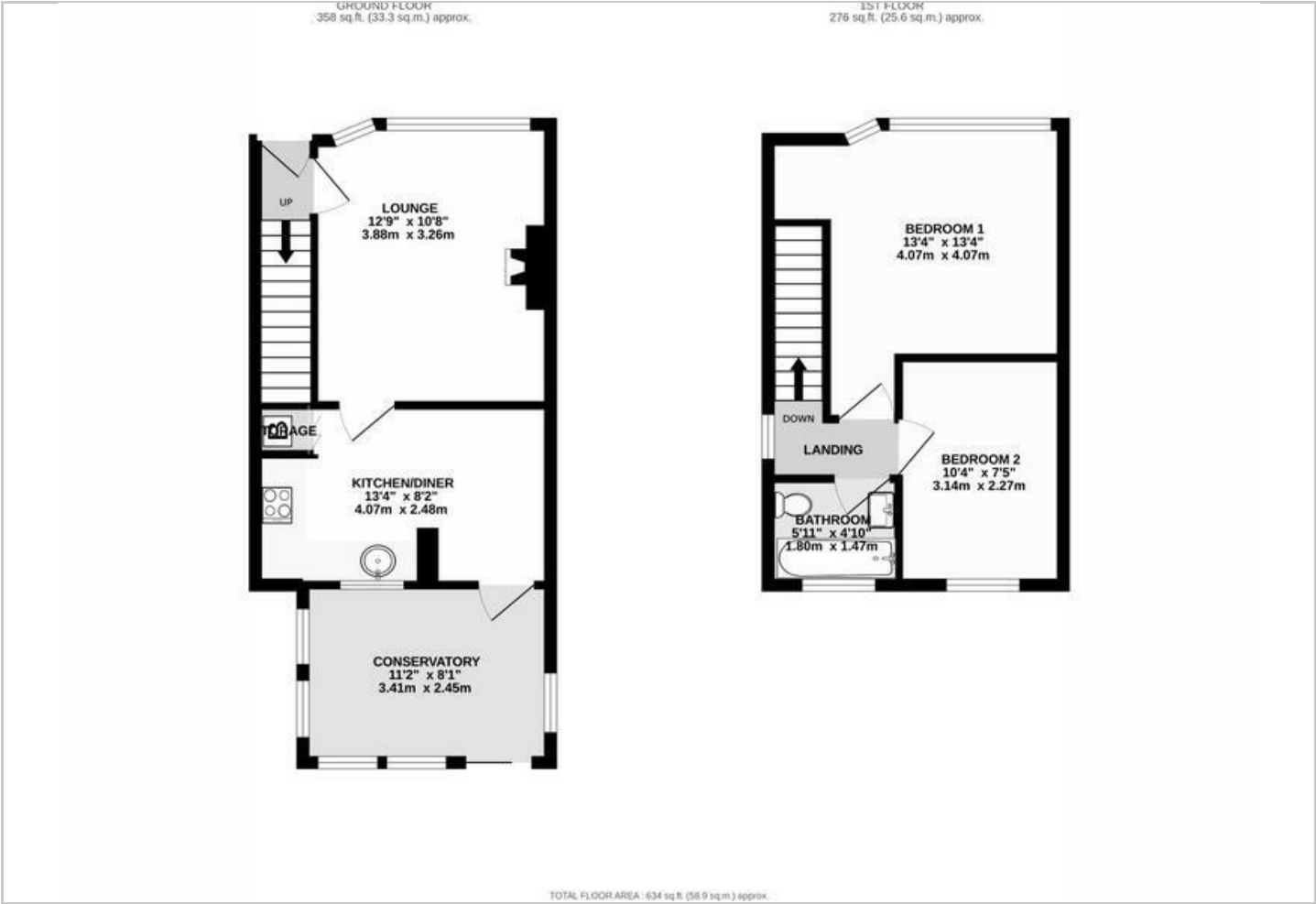
Hybrid Map



Terrain Map



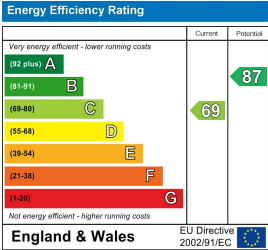
Floor Plan



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



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