

# Holdings

A Modern Estate Agent



## 6 Golding Close

, Loughborough, LE11 5BZ

Guide price £460,000



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This impressive four bedroom detached property boasts generous living spaces and a beautiful open aspect overlooking parkland at the rear, particularly from the first floor. The property features UPVC double glazed windows throughout and includes two sizable reception rooms, a breakfast kitchen, WC, family bathroom, and a master bedroom with en-suite. Situated in a peaceful cul-de-sac, the property offers a driveway, single garage, and well-maintained front and rear gardens. With no upward chain, this property is ready for new owners to move in and make it their own.

The entrance hall of the property is welcoming and spacious, with a staircase leading to the first floor, coved ceiling with two light points and provides access onto all ground floor accommodation. The lounge features a feature fireplace with a living flame gas fire, double glazed patio doors to the rear garden, coved ceiling, and satellite and TV points. The dining room provides further living space to suit the buyers needs and has a UPVC double glazed window, coved ceiling, dado rail, and central heating radiator. The breakfast kitchen is well-equipped with fitted units, inset steel sink, built-in oven/hob, extractor hood, and space for appliances. The utility area includes plumbing for washing machine and tumble dryer and additional storage space. Completing the ground floor accommodation is a shower room complete with a walk in shower, low flush w.c and wash hand basin.

On the first floor, the landing has a UPVC double

glazed window, loft access hatch, built-in airing cupboard and allows access onto four bedrooms and the family bathroom. The master bedroom has and UPVC double glazed window to front elevation with views over Charnwood. The en-suite shower room is newly fitted with a shower cubicle, WC, and wash basin. There are three additional bedrooms, each with a ceiling light point, radiator, and UPVC double glazed window. The family bathroom includes a bath with shower over, wash basin, and WC.

The property also features an integral garage with lighting and power, and a rear garden with a patio, lawn, shrubs, and fencing. There is also space to the size of the property allowing the plot to be extended if required.



## Road Map



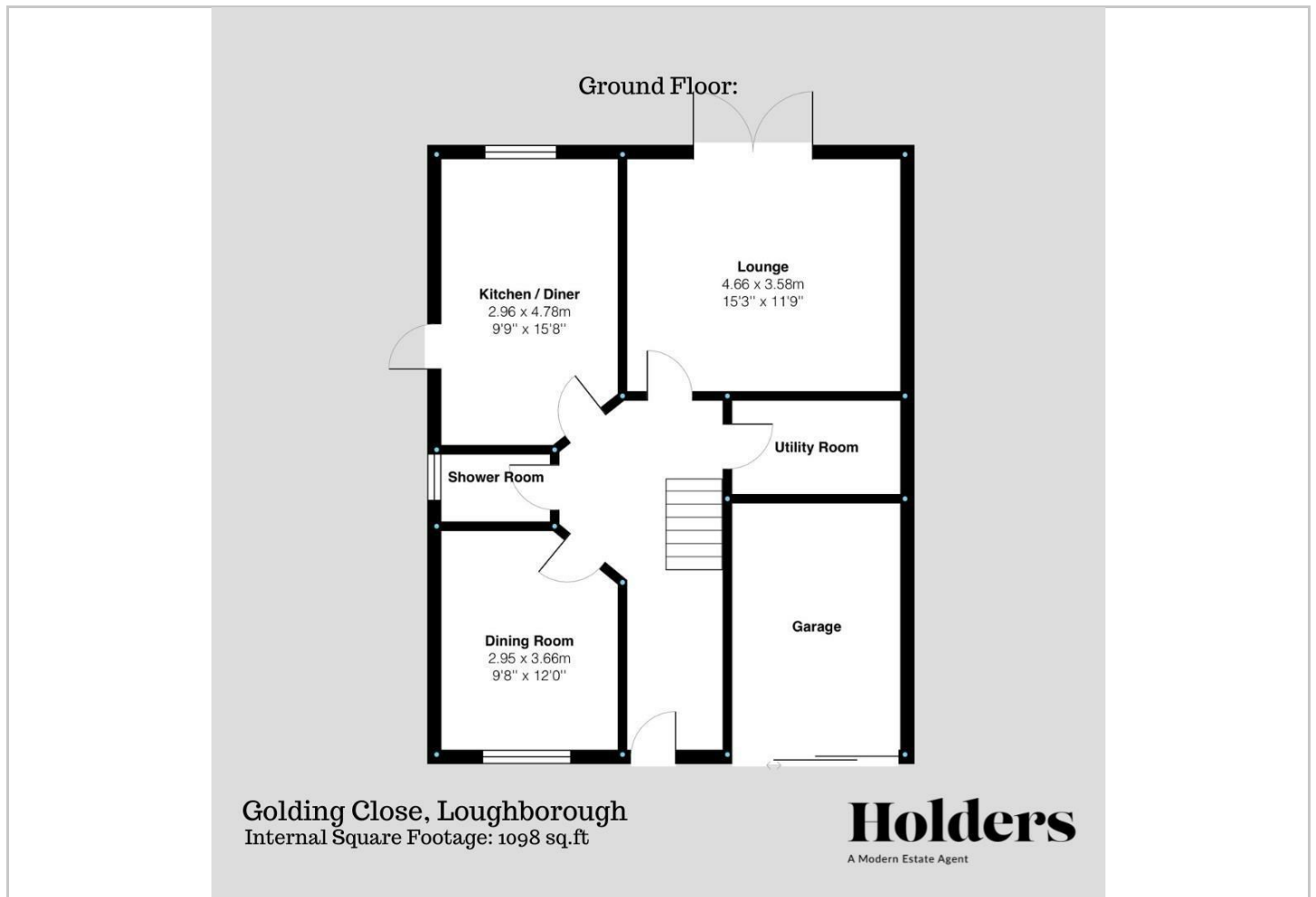
## Hybrid Map



## Terrain Map



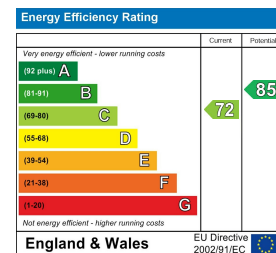
## Floor Plan



## Viewing

Please contact our Holdings - 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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