

# Holderr

A Modern Estate Agent



**13 Bagley Close**  
, Loughborough, LE11 5XU

Guide price £284,000





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In brief, the accommodation comprises an entrance hallway, a kitchen/breakfast room, a downstairs WC, and a spacious Lounge. To the first floor are three double bedrooms and a family bathroom. Outside, to the front, is a lawned garden, a driveway providing ample off-road parking, and access to the garage. The rear garden is of a good size, privately enclosed and consists of a lawned garden and decking areas.

Upon entering the home, you are greeted by a spacious entrance hall leading to the downstairs W/C, ideal for guests. The living room is bright and inviting, perfect for relaxing or entertaining family and friends and has dual aspect with patio doors onto the rear garden. To the rear of the property is a spacious kitchen / dining room which is an excellent space for all the family to enjoy. The kitchen is fitted with a range of base and eye level units, inset sink, integrated appliances, fitted breakfast bar, door to garage and door to rear garden.

Upstairs, you will find three generously double sized bedrooms, each offering plentiful space for further storage. The family bathroom is modern and stylish, complete with a bath with shower over, low flush w.c and wash hand basin.

Outside, the property boasts off road parking and a garage, providing ample space for vehicles and storage. The rear garden is complete with a lawn space and two decking areas making a great space to relax and enjoy the summer months in. The location of Loughborough offers easy access to East

Midlands International Airport at Castle Donington, as well as the nearby Charnwood Forest and major motorways such as the M1 and M42.

## 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



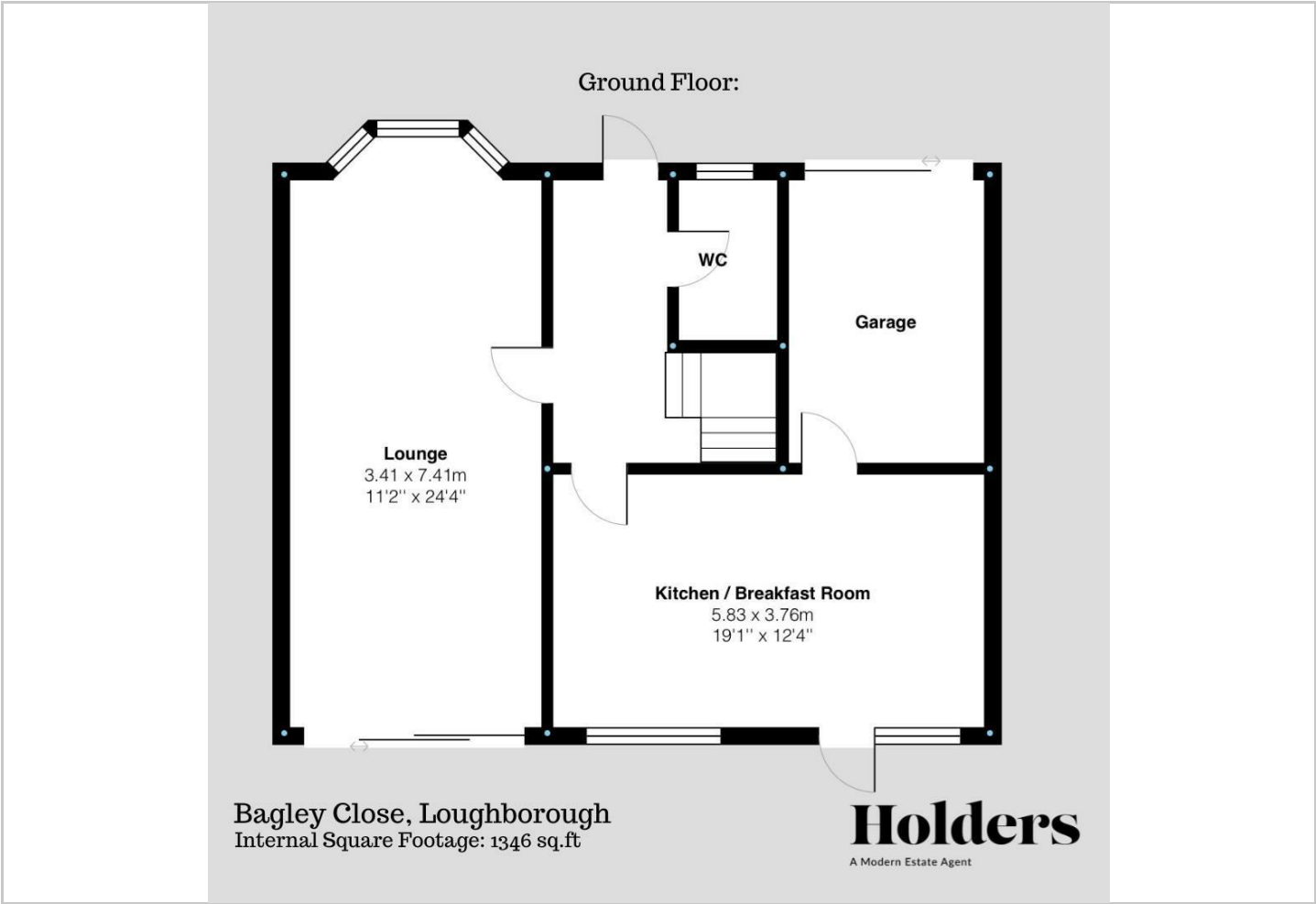
Hybrid Map



Terrain Map



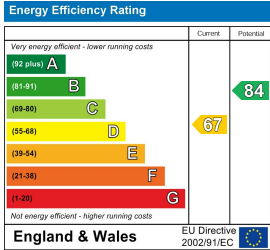
Floor Plan



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.