

# Holdings

A Modern Estate Agent



2 Newman Close, Loughborough, LE11 2UR

£245,000

Situated in the sought after Grange Park development of Loughborough is this two double bedroom semi-detached home complete with spacious living, two double bedrooms, off road parking and is situated in a quiet tucked away position.

## Summary

Upon entering the property, you are welcomed into a spacious entrance hallway which immediately sets the tone for the rest of the home. The hallway feels light and inviting, creating a warm first impression and offering a practical central point that provides access to all of the ground floor accommodation.

The breakfast kitchen is well appointed and thoughtfully designed, featuring a range of stylish base and eye-level units that offer ample storage, complemented by rolled edge work surfaces providing generous preparation space. The kitchen also benefits from an integrated oven with hob over, plumbing for a washing machine, and space for additional appliances if required. There is also room to accommodate a breakfast dining area, making it a practical and sociable space for everyday meals or morning coffee.

The lounge is a particularly bright and spacious room, offering an ideal setting for relaxing or entertaining family and friends. The generous proportions allow for a variety of furniture arrangements, while the double French patio doors not only allow plenty of natural light to flood the room but also provide direct access to the rear garden, seamlessly blending indoor and outdoor living during the warmer months.

Completing the ground floor accommodation is a convenient downstairs W/C, fitted with a low flush toilet and wash hand basin, providing additional practicality for both residents and guests.

Ascending to the first floor, the property continues to impress with two well-proportioned double bedrooms. Both rooms benefit from dual aspect windows which allow an abundance of natural light to fill the space, enhancing the airy and comfortable feel. Each bedroom also features integrated storage, providing excellent built-in storage and helping to maintain a clean and uncluttered living environment.

The family bathroom is fitted with a modern and stylish suite comprising a bath with shower over, a low flush W/C, a pedestal wash hand basin, and a heated towel radiator, creating a comfortable and functional space for daily routines.

Externally, the property enjoys a pleasant and private setting, tucked away in a quiet position within the development. To the side of the property there is off-road parking for two vehicles, offering

convenient and secure parking. The rear garden is well maintained and designed for low maintenance, featuring a patio seating area that is ideal for outdoor dining or relaxing, with the remainder mainly laid to lawn. There is also useful side access which adds further practicality.

An internal viewing is highly recommended in order to fully appreciate the generous accommodation, layout, and pleasant setting that this home has to offer.

## 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.

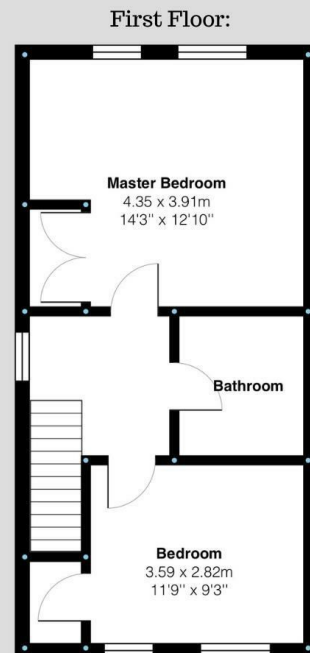
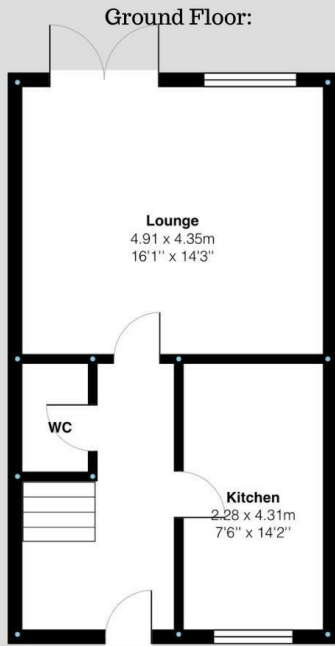
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan



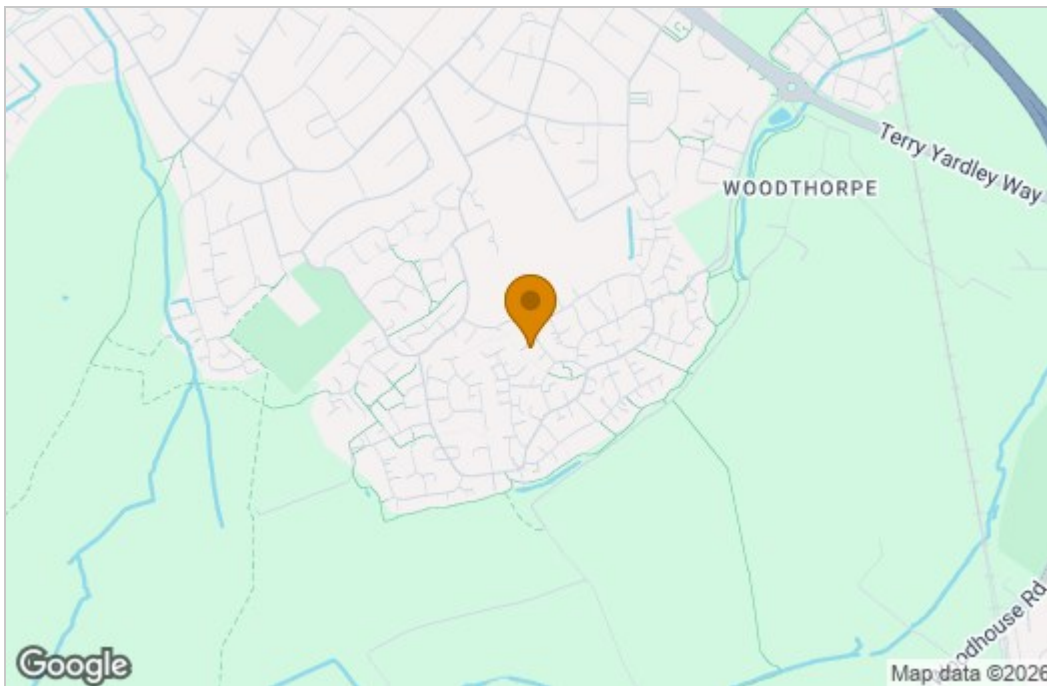
Newman Close, Loughborough  
Internal Square Footage: Approx 786 sq.ft

**Holdere**  
A Modern Estate Agent

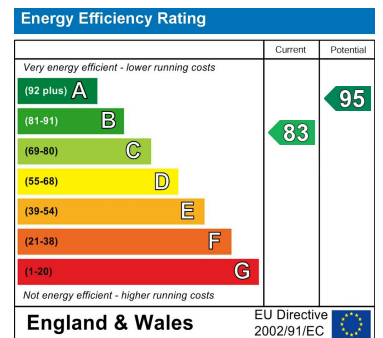
Newman Close, Loughborough  
Internal Square Footage: Approx 786 sq.ft

**Holdere**  
A Modern Estate Agent

## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP  
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk