Holders

A Modern Estate Agent









2 Wisteria Way, Loughborough, LE11 2WJ

£339,950

A well-presented three-bedroom modern home offering approximately 1,001 sq ft of accommodation, featuring a bay-fronted lounge, dining kitchen with garden access, principal bedroom with ensuite, detached garage and off-road parking. The property also enjoys a landscaped rear garden and approximately two years remaining on the NHBC warranty.

Summary
Situated within a popular modern development, this well-presented three-bedroom home offers approximately 1,001 sq ft of thoughtfully arranged accommodation, together with a detached garage, off-road parking and a landscaped rear garden. The property also benefits from approximately two years remaining on the NHBC warranty.

A tarmac and gravelled driveway provides off-road parking and leads to the detached garage, while the front entrance opens into the welcoming hall with access to the principal ground floor rooms and WC. The lounge is positioned to the front of the property and features a bay window, creating a naturally bright and comfortable reception space, with direct access through to the dining kitchen.

The dining kitchen spans the rear of the home and is fitted with a range of contemporary units, with doors opening directly onto the garden, creating a practical arrangement for both everyday living and entertaining. A useful WC completes the ground floor.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with its own ensuite shower room. The remaining bedrooms are served by a family bathroom fitted with a three-piece suite.

Outside, the rear garden has been thoughtfully arranged with a patio seating area adjoining the property, areas of lawn and established planting, providing an attractive and manageable outdoor space. With its modern layout, three bedrooms, ensuite facilities, detached garage and remaining NHBC warranty, this is a well-rounded home in a desirable Loughborough setting.

Management Fee: £250 p/a

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.

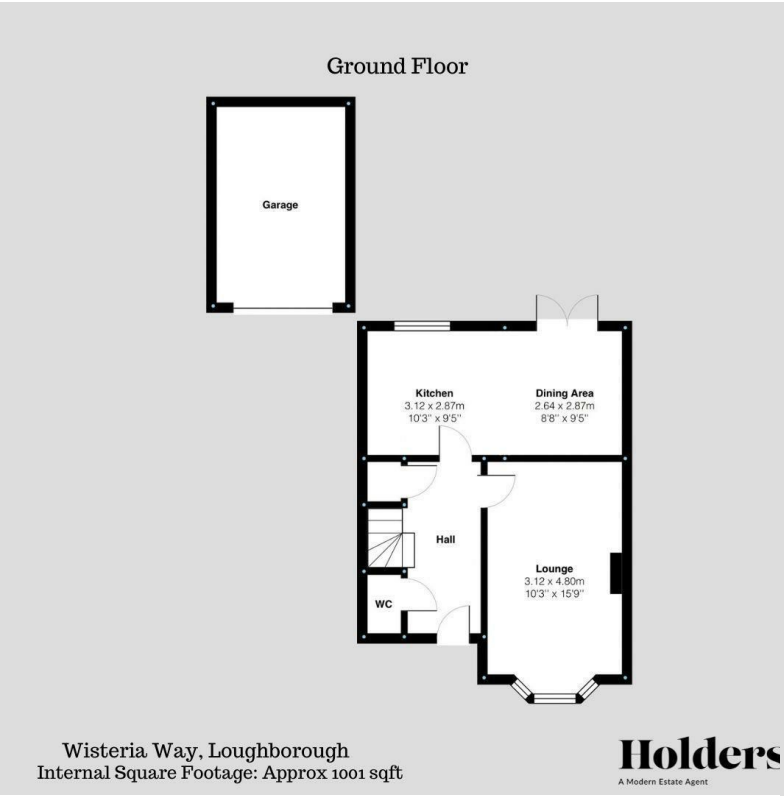
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

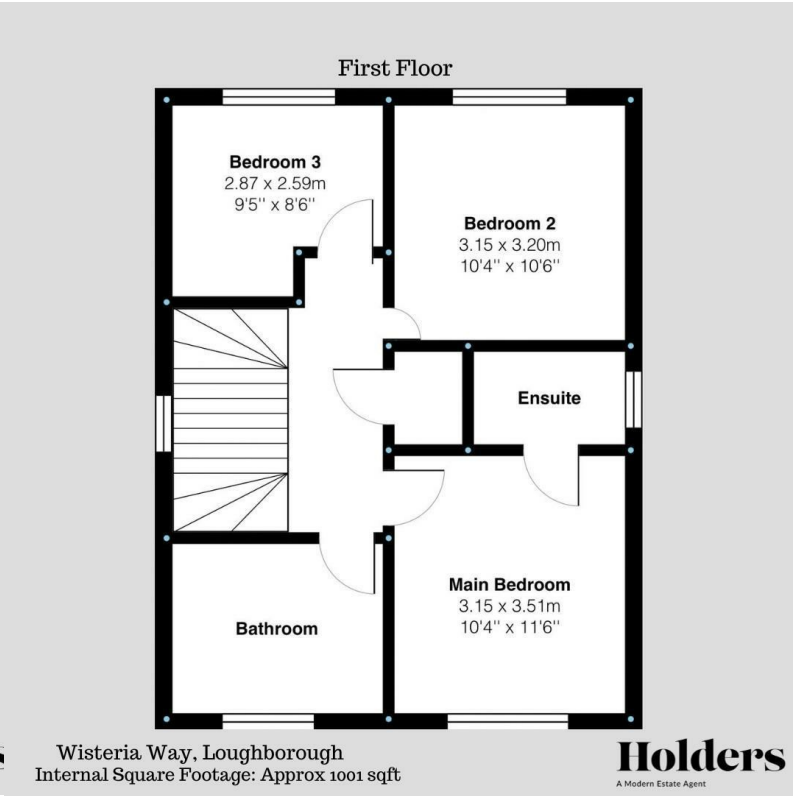
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

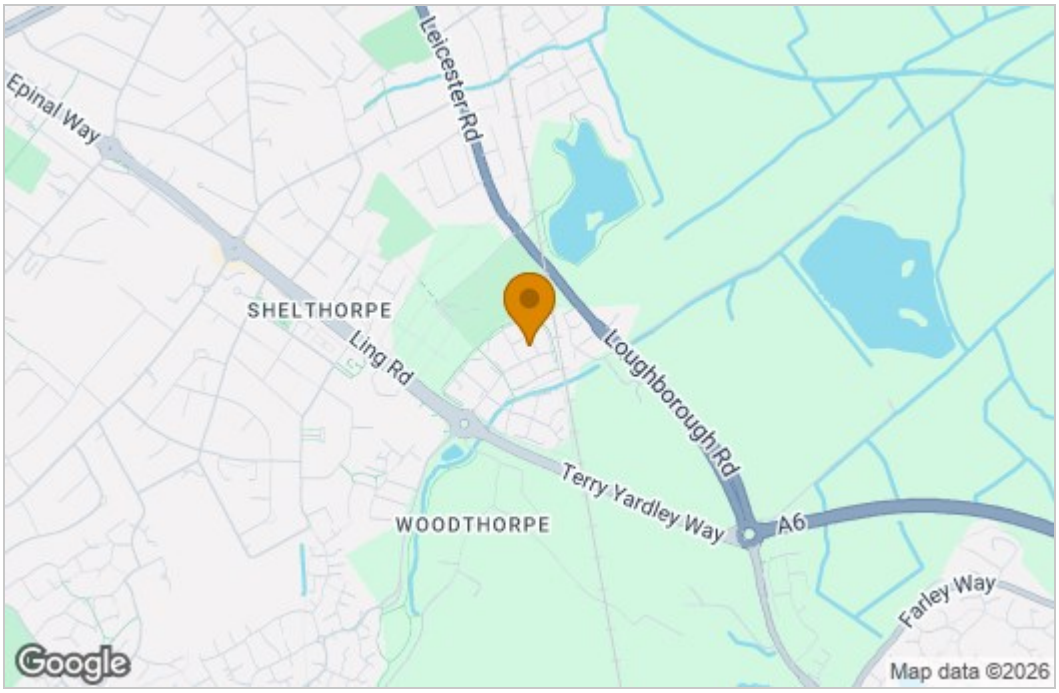
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

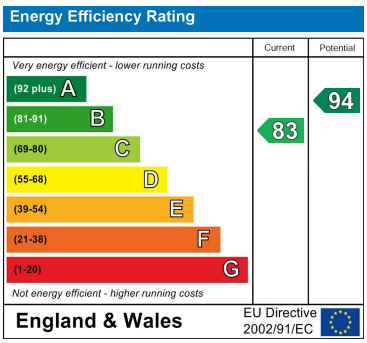




Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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