

Holdere

A Modern Estate Agent



7 Vale Close, Loughborough, LE11 2GZ

£330,000

Holdere Estate Agents are delighted to bring to market with NO UPWARD CHAIN this stylish and larger than average double fronted three-bedroom semi-detached home, in a sought-after Grange Park cul-de-sac, featuring a contemporary living dining kitchen, spacious lounge and upgraded interiors throughout.

The property also benefits from a private rear garden, off-road parking, a single garage and excellent access to local amenities and countryside walks.

Summary

Situated on Vale Close, this larger than average double fronted semi-detached home offers stylish, upgraded accommodation ideally suited to modern family living. Occupying a desirable cul-de-sac position within the ever popular Grange Park development, the property enjoys a bright and airy feel throughout and is presented to an impressive standard.

Upon entering, the welcoming hallway features quality limestone tiled flooring and leads to a generous full-length lounge, a superb living space enhanced by French doors opening onto the rear garden, creating an ideal setting for both relaxing and entertaining. The heart of the home is the stunning living dining kitchen, thoughtfully redesigned with a contemporary range of integrated units and appliances, complemented by sleek work surfaces and a sociable dining bar. This versatile space comfortably accommodates both dining and informal seating areas. A separate utility room provides additional practicality, alongside a convenient ground floor WC.

To the first floor, there are three well-proportioned bedrooms, including a particularly spacious principal bedroom benefitting from fitted wardrobes and a stylishly upgraded en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a quality suite.

Externally, the property boasts attractive lawned gardens to both front and rear. The rear garden is private and fully enclosed, featuring a natural stone paved patio and sun deck, perfect for outdoor dining and leisure. There is also off-road parking and a single garage located to the rear.

The location offers excellent access to local amenities including a supermarket and coffee shop, as well as nearby open green spaces and countryside walks. Commuters will also appreciate the convenient transport links towards Leicester and surrounding areas.

This is a superb opportunity to acquire a beautifully presented, spacious home in a sought-after residential setting.

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

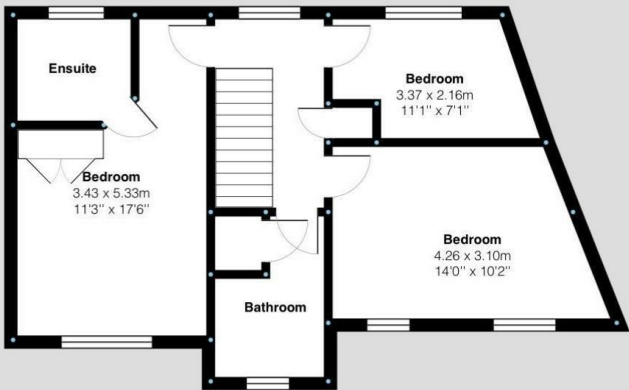
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



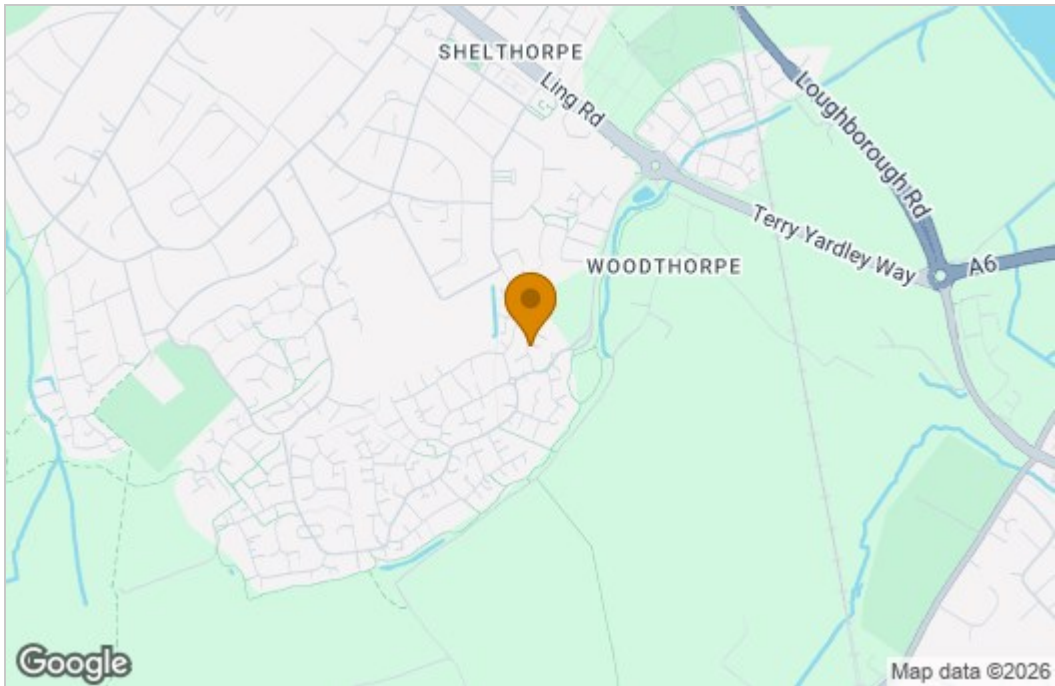
Vale Close, Loughborough
Internal Square Footage: Approx 1152 sq.ft

Holders
A Modern Estate Agent

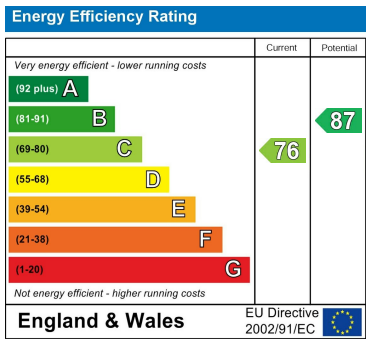
Vale Close, Loughborough
Internal Square Footage: Approx 1152 sq.ft

Holders
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 firms 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