

# Holders

A Modern Estate Agent



**1 Welchman Close, Loughborough, LE11 2US**

**Offers over £335,000**

A great opportunity to purchase this attractive and well maintained three double bed roomed detached family home. The property occupies a lovely position in a tucked away road servicing just Welchman Close and has the benefit of a garage, off road parking and is in immaculate condition throughout. This inviting family home was constructed by Jelson Homes and is located in the popular Grange Park development, within close proximity of lovely countryside walks and a range of local shops and amenities. Access to Loughborough town centre and the city of Leicester is also easy for commuters and the Charnwood Forest is a short drive away.

## **Summary**

A fantastic opportunity to acquire this attractive and exceptionally well-maintained three-bedroom detached family home, occupying a delightful position within a private plot. Presented in immaculate condition throughout, the property benefits from a garage, off-road parking, and thoughtfully arranged accommodation ideal for modern family living.

Constructed by the well-regarded Jelson Homes, the property is situated within the highly popular Grange Park development. The location offers the perfect balance of convenience and lifestyle, with easy access to a range of local shops, amenities, and excellent countryside walks nearby. Loughborough town centre and the city of Leicester are both readily accessible for commuters, while the beautiful Charnwood Forest is just a short drive away.

The home offers a generous floor area arranged over two floors and is fitted throughout with uPVC double glazing and gas central heating.

The ground floor accommodation briefly comprises a welcoming entrance hall, a convenient ground floor WC, and a bright and spacious sitting room with direct access to the rear garden. To the front and rear of the property is a well-proportioned kitchen/diner, providing an excellent family and entertaining space, complete with French doors opening onto the rear garden.

To the first floor, a light and airy landing gives access to three well-sized double bedrooms and a modern family bathroom. The principal bedroom further benefits from en-suite facilities, adding to the comfort and practicality of the home.

Externally, the property enjoys a driveway to the side providing off-road parking, leading to a garage equipped with power and lighting. The rear garden is privately aspected and thoughtfully landscaped, featuring an extended patio area ideal for outdoor dining, a well-maintained lawn, and gated side access.

## **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.

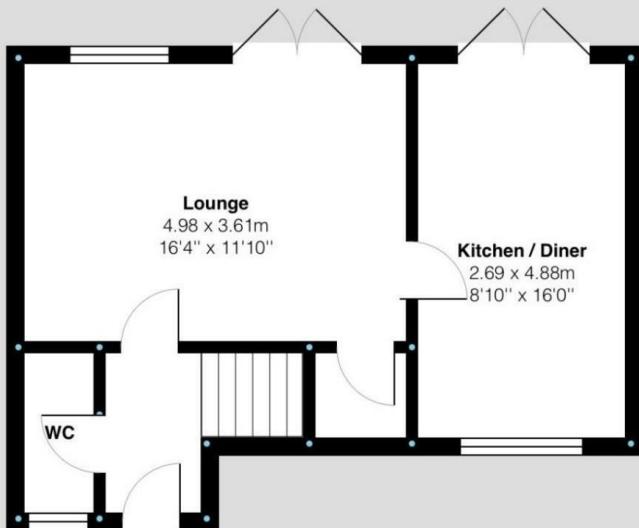
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## **Extra Information**

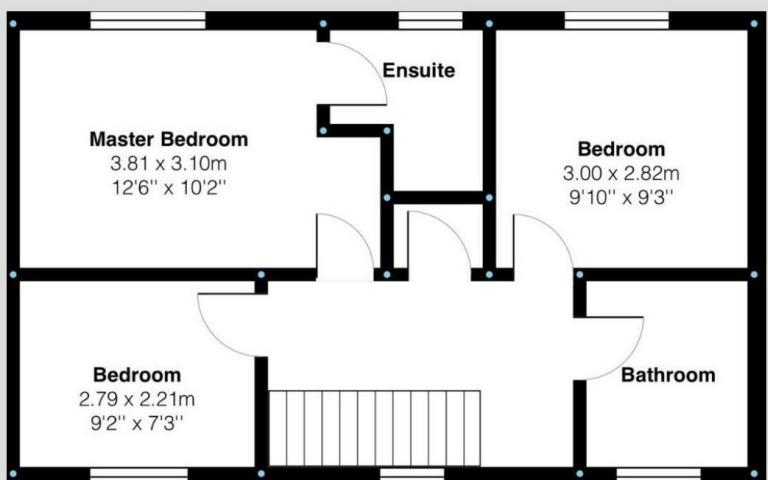
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## Floor Plan

Ground Floor:



First Floor:



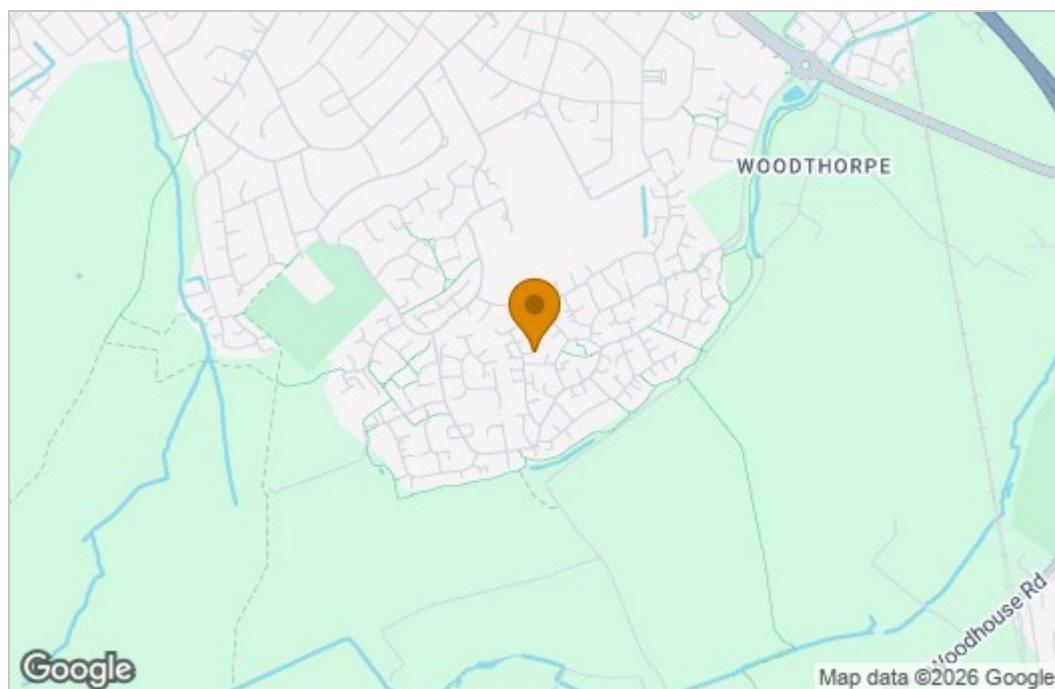
Welchman Close, Loughborough  
Internal Square Footage: Approx 904 sq.ft

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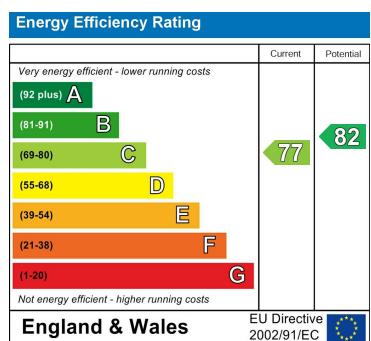
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## Area Map



## 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.