Holders

A Modern Estate Agent









25 Roy Brown Drive, Loughborough, LE12 7WH

£245,000

Holders are delighted to bring to the market this modern three bedroom semi-detached house built in 2014/15 by Jelson homes. Positioned on a quiet cul de sac with excellent countryside views. Internal viewing is highly recommended.

Summary

Upon entry to the property through the front door this leads into the hallway, with a radiator, stairs to the first floor, door to the wc and a door to the lounge.

The downstairs w.c is fitted with a two piece suite, comprising pedestal wash hand basin, low flush w.c and frosted window to the front elevation.

The lounge is a good size with a radiator, double glazed window to the front elevation, storage under the stairs and opening to the dining room.

The dining room, has a radiator and doors leading directly out to the rear garden.

Kitchen comprises of modern wall and base units, electric oven and four ring gas hob, space for a washing machine, space for fridge freezer, wall mounted boiler, door to the side and in turn leading to the rear garden.

Ascending to the first floor you arrive on the landing, this provides access to all three bedrooms, family bathroom and storage cupboard.

Bedroom one is a double allowing plenty of space for the bed and associated bedroom furniture. The two remaining bedrooms are singles.

The family bathroom is fitted with a three piece suite comprising bath with shower over, low flush w.c and pedestal wash hand basin.

Outside to the front there is a driveway to the side providing off road parking and side gate to the rear garden. The rear garden is mainly laid to lawn with decked area and backing onto fields with hedging and railings at the border. The garden is very private and a great place for relaxation.

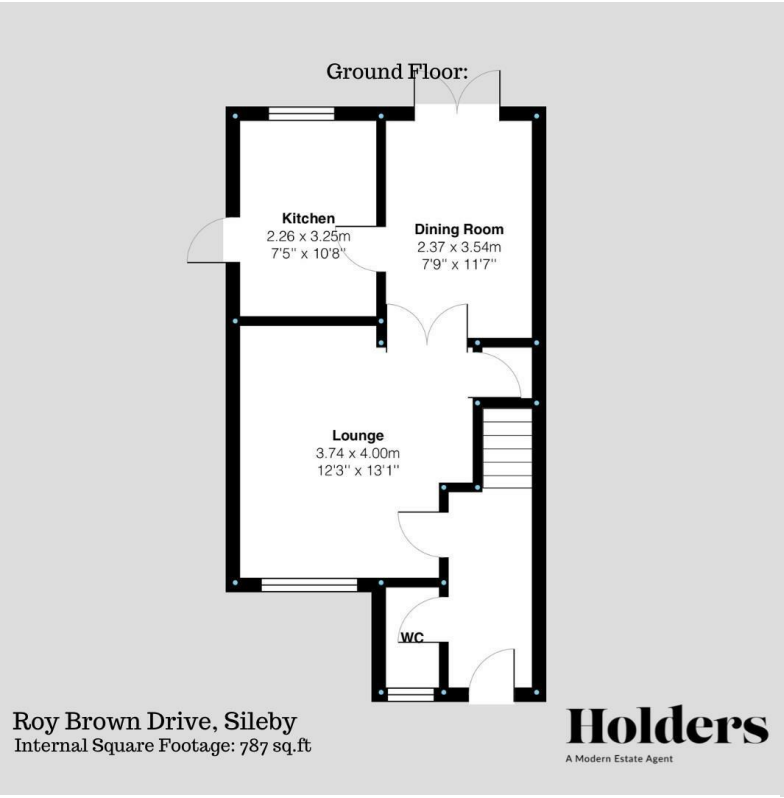
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1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied 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.
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Extra information

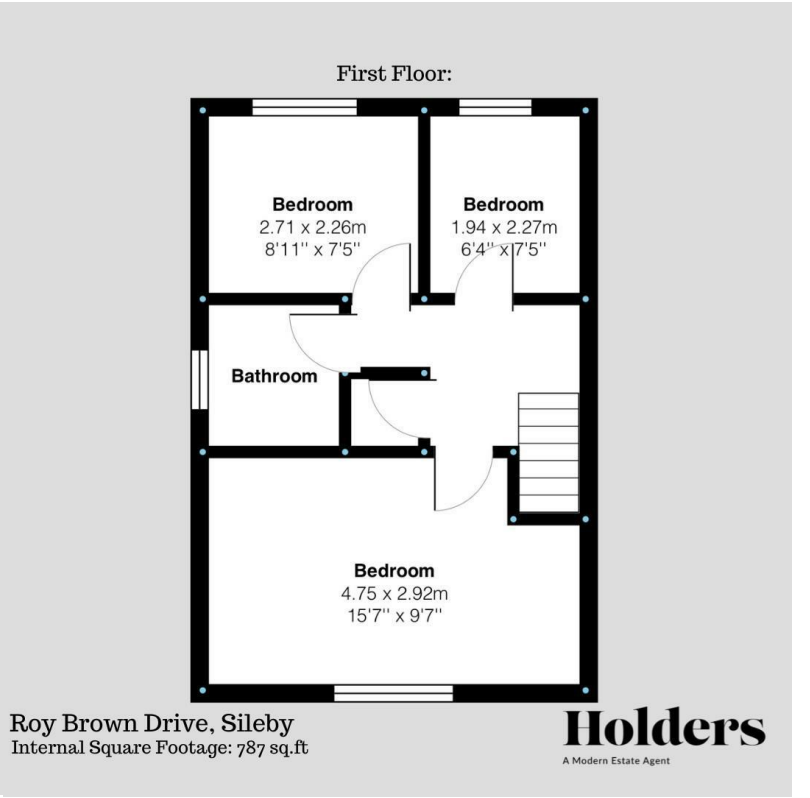
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Floor Plan



Roy Brown Drive, Sileby
Internal Square Footage: 787 sq.ft

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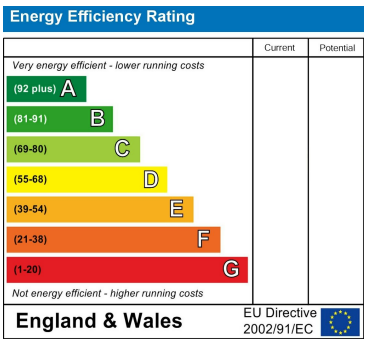
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Area Map



Energy Efficiency Graph



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