

# Holderr

A Modern Estate Agent



12 Station Boulevard

, Loughborough, LE11 1NJ

£210,000



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Entering the property you are welcomed by the hallway, leading through into the Lounge also providing access to first floor accommodation. This room is ideal for entertaining and benefits from great natural sunlight due to the large UPVC double glazed window to front elevation. Located to the rear is the well maintained fitted kitchen/diner. Benefiting from an electric oven with a gas hob, wall/base units and work surfaces. The downstairs w/c is accessible via the kitchen/ diner and double french patio doors lead to the rear garden.

The wide stairway leads to the landing with access into both double bedrooms. Both have been finished to a high standard. The family bathroom has been re fitted benefiting from a wash hand basin, w/c and rainfall shower over bath.

To the outside the property is complete with two off road parking spaces. The rear garden is complete with a large patio area, astro turf lawn space and shed to rear.

## 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](https://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](https://check-long-term-flood-risk.service.gov.uk/postcode)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

**Kitchen / Diner**  
3.84 x 4.42m  
12'7" x 14'6"

**WC**

**Lounge**  
2.87 x 4.09m  
9'5" x 13'5"

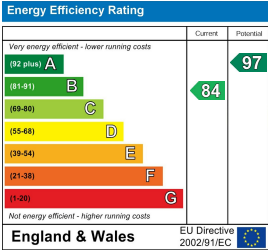
**Station Boulevard, Loughborough**  
Internal Square Footage: 710 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

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.