

# Holdings

A Modern Estate Agent



8 Sycamore Way, Loughborough, LE11 2LB

£210,000

A beautifully presented two bedroom home tucked away in a quiet corner of Loughborough, featuring a stylish newly fitted kitchen and a private low maintenance garden. Ideal for first time buyers or investors, this property offers modern living in a convenient location.

## **Summary**

Presented in excellent condition, this two bedroom home is situated in a quiet area of Loughborough and offers well appointed accommodation ideal for first time buyers or investors.

The property features a newly fitted shaker style kitchen diner in a contemporary grey finish, complete with integrated fridge freezer, gas hob and electric oven, providing a stylish and practical space for everyday living. The lounge is generously proportioned and filled with natural light from a bay window to the front, with useful storage available beneath the stairs.

To the first floor there are two double bedrooms, both well presented and benefiting from a pleasant outlook.

The shower room is finished to a high standard and comprises a modern three piece suite with full height tiling and underfloor heating.

Externally, the property enjoys a well maintained and low maintenance rear garden, featuring a combination of decking and patio areas set around a lawn, ideal for outdoor relaxation. There is driveway parking for two vehicles in tandem, with additional unrestricted on street parking available.

Further benefits include gas central heating and uPVC double glazing throughout.

## **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**

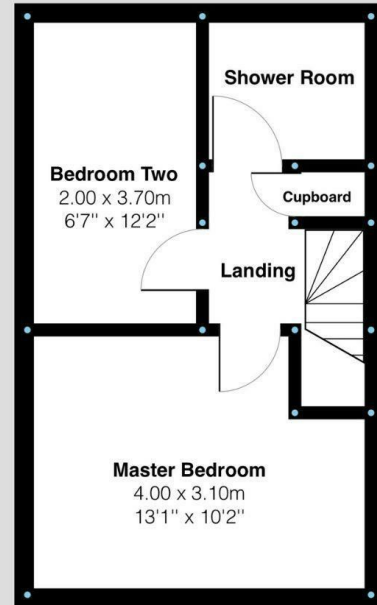
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



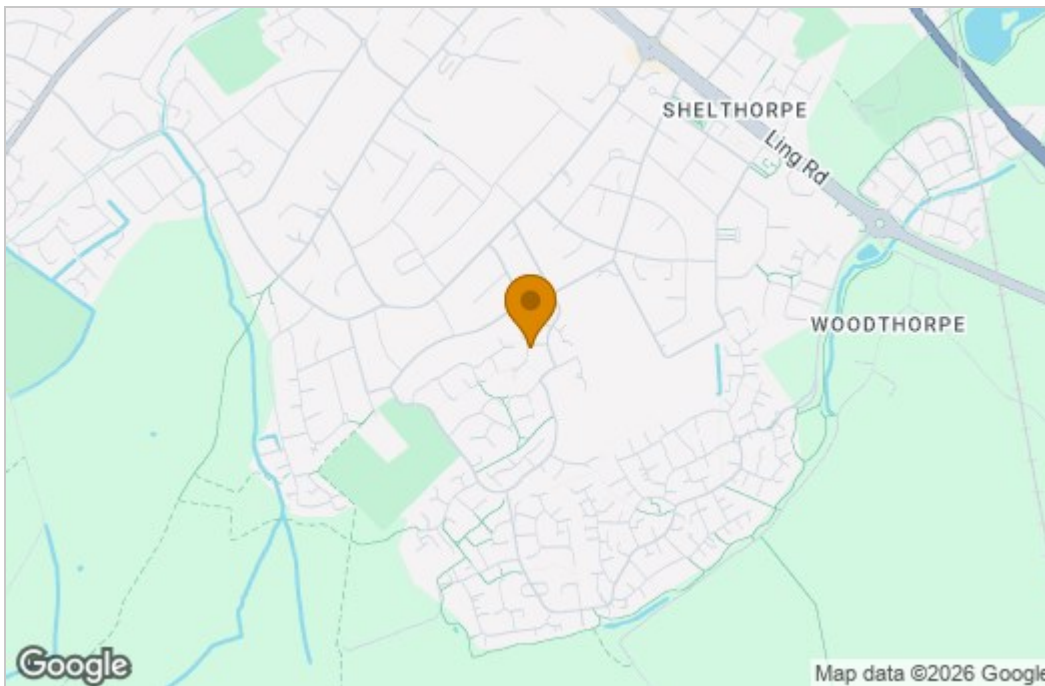
8 Sycamore Way, Loughborough  
Internal Square Footage: Approx 603 sq.ft

**Holdere**  
A Modern Estate Agent

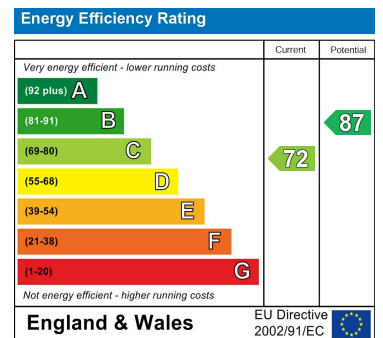
8 Sycamore Way, Loughborough  
Internal Square Footage: Approx 603 sq.ft

**Holdere**  
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 firm's 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