Holders

A Modern Estate Agent









3 Moorhen Way, Loughborough, LE11 3HH

£258,500

Holders Estate Agents are delighted to bring to market with NO UPWARD chain this well presented three bedroom semi detached home, located in a popular central residential location in Loughborough. The property offers an entrance hallway, lounge, kitchen diner, downstairs w.c., & upstairs there are three bedrooms and family bathroom, with the main bedroom having an en-suite shower room. Externally there is a low maintenance front garden, established rear garden and off road parking for two cars.

Summary
Upon entry to the property via the front door you arrive in the entrance hallway, this provides access to the Lounge & Kitchen/Diner.

The lounge spans the depth of the home and features a light dual aspect with a window to the front elevation and sliding doors opening straight out to the rear garden. The lounge is a very well proportioned room perfect for relaxation & seating and is complete with a feature fireplace.

The Kitchen/Diner is fitted with a matching range of wall and base units with countertops above. It benefits from an inset sink drainer, space and plumbing for a washing machine, integrated fridge/freezer, integrated electric oven and hob. There is sufficient space in here for dining and it has two windows, one at the front and one around at the rear, from the kitchen there is a door leading you to the rear hall which allows access to the conveniently located downstairs w.c. and door to outside.

Ascending to the first floor you arrive on the landing, this provides access to all three bedrooms and family bathroom. All bedrooms are of good proportions and the main bedroom features an en-suite shower room and fitted wardrobe storage.

The family bathroom is fitted with a three piece suite comprising a bath with shower over, w.c.. pedestal wash hand basin and storage/airing cupboard.

Outside you find the property located within walking distance of the town centre and Loughborough University. To the front is low maintenance paved front garden which leads to a side gate allowing access to the rear garden. The rear garden is established and benefits from a patio area and lawn with stocked borders. There is off road parking on a tarmac driveway for two vehicles at the 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.

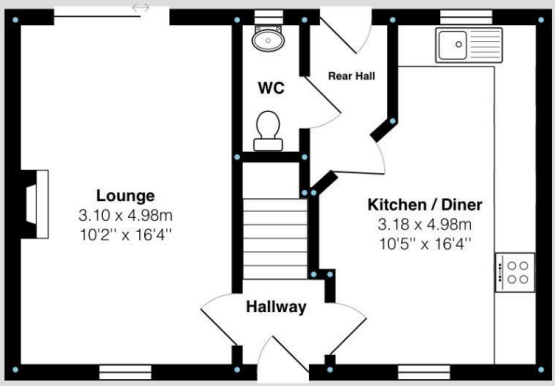
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

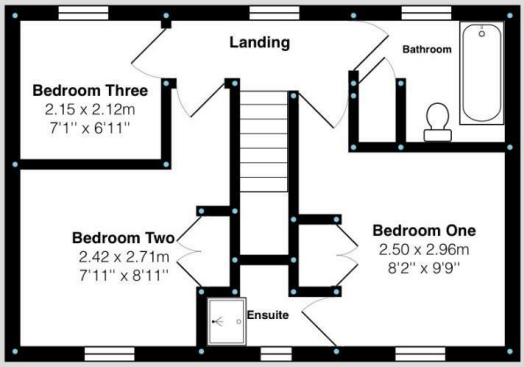
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



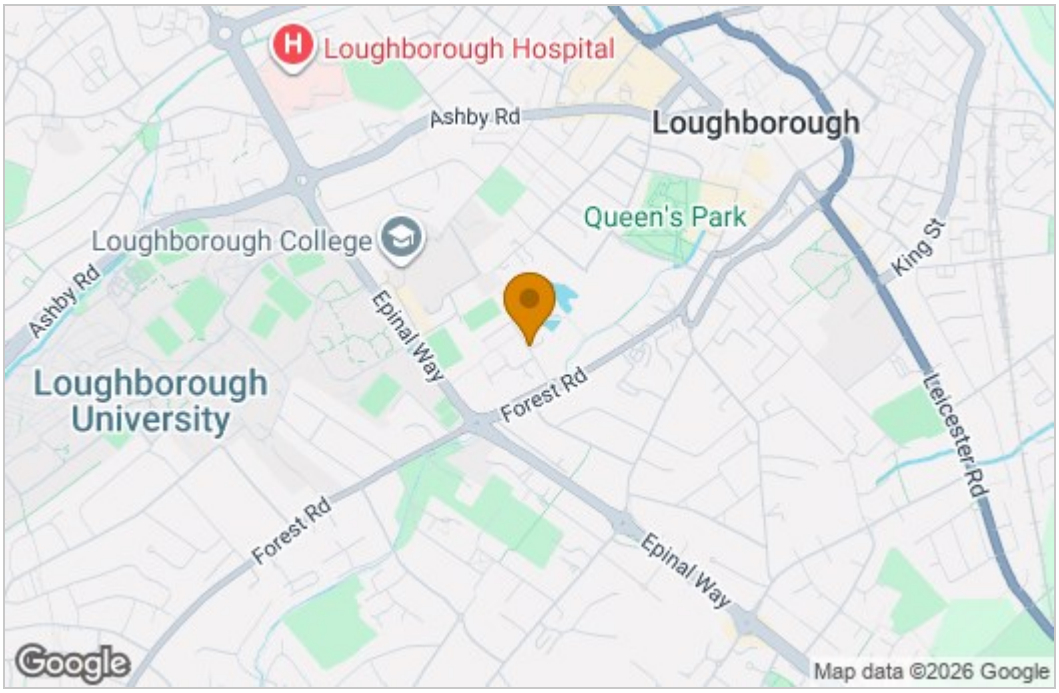
Moorhen Way, Loughborough
Internal Square Footage: Approx 803 sq.ft

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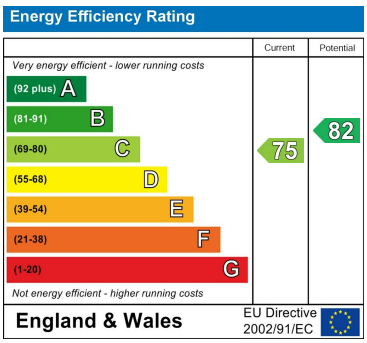
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Area Map



Energy Efficiency Graph



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