

# Holdings

A Modern Estate Agent



7 Haddon Way  
, Loughborough, LE11 2UE

Offers over £275,000



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A great opportunity to purchase this four bedroom property on the sought after Fairmeadows development of Loughborough.

To the front of the property, there is a small garden area and a driveway providing off-road parking for multiple cars. To the rear, there is a low-maintenance garden with a patio area, perfect for outdoor entertaining and dining.

Upon entering the property through the entrance hall, you are greeted with a sense of space and elegance. The ground floor offers a shower room, perfect for guests or for those busy mornings, as well as a utility room, providing additional storage and convenience. There are also two versatile rooms that could easily be used as bedrooms, a home office or playroom, depending on your needs.

The first floor is the stunning open plan living area offering space for all the family to enjoy. This light and airy space is ideal for spending quality time with family or entertaining guests. The living room area features Juliet balconies to both the front and rear, flooding the room with natural light and offering stunning views of the surroundings. The kitchen diner is fitted with modern appliances and ample storage.

Moving up to the second floor, you will find the master bedroom with its own ensuite bathroom and fitted wardrobes. There is also an additional bedroom and a family bathroom, ensuring plenty of space for the whole family.

The property is situated on the popular Fairmeadows Estate in Loughborough, it is just a 5-minute walk to the highly regarded Outwoods Edge Primary School, making the school run stress-free and convenient. It is also in close proximity to local shops and all amenities, ensuring you are never far from everything you need. The property is also conveniently located on a bus route.

## 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.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Ground Floor:**

The ground floor plan includes the following rooms:

- Bedroom 3:** 2.59 x 3.05m (8'6" x 10'0")
- Bedroom 4:** 2.58 x 5.10m (8'6" x 16'9")
- Utility Room:** 2.03 x 2.69m (6'8" x 8'10")
- Shower Room:** (Dimensions not specified)

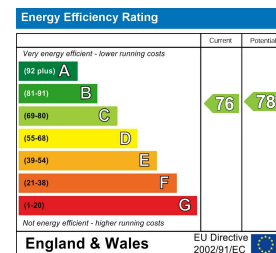
**Haddon Way, Loughborough**  
Internal square footage: 1313 sq.ft

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.