

# Holdings

A Modern Estate Agent



## 25 Haines Drive

Sileby, Loughborough, LE12 7NH

Offers over £390,000





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Sileby is a popular village location ideally placed for access to the university town of Loughborough which offers a range of amenities to include renowned schooling, the university and colleges as well as a wide range of shopping and recreational pursuits. The village itself offers a good range of amenities to include shopping for day to day needs as well as various public houses and places of worship.

Upon entering the property via the spacious entrance hallway, this provides access onto all ground floor accommodation and stairwell rising to first floor. The Lounge is a generous main reception room having UPVC double glazed window to the front elevation. Providing further living space is the Study which is a good size second reception room easily large enough to use as a children's play room or a dining room.

The heart of this home is the stunning living kitchen which makes a wonderful space for all the family to enjoy. A stunning room providing ample space for both dining and seating as required. The kitchen area has an array of base and eye level units with work-surfaces over, inset sink and drainer, integrated oven and hob, in-built fridge and freezer units, integrated dishwasher, UPVC double glazed French doors overlooking the rear garden and a further door at the side leads off to the Utility Room. The Utility Room is complete with space and plumbing for a washing machine / tumble drier and door to side elevation.

Ascend onto the first floor and you will find well sized bedrooms; master with en-suite and the family bathroom. The Master bedroom is complete with an en-suite comprising; walk in shower, low flush w/c and wash hand basin. The family bathroom services the other three bedrooms and is complete with a bath, separate shower unit, low flush w.c and wash hand basin.

To the outside the property is set on a well proportioned plot with a driveway to side elevation leading to the garage which is complete with power and lighting. The rear garden includes a patio space, decking area and lawn space - making a great space to enjoy the summer months in!

Dimensions:

Lounge - 3.38m × 4.728m  
Dining Room - 2.88m × 2.783m  
Living Space in Kitchen - 5.355m × 3.078m  
Kitchen - 3.16m × 3.078m  
Bedroom 1 - 3.952m × 4.3m  
Bedroom 2 - 3.437m × 4.041m  
Bedroom 3 - 2.739m × 3.562m  
Bedroom 4 - 2.68m × 3.821m

## 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.

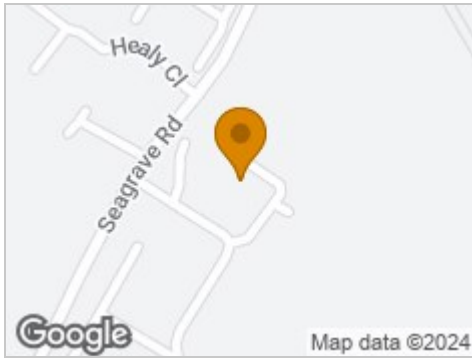
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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



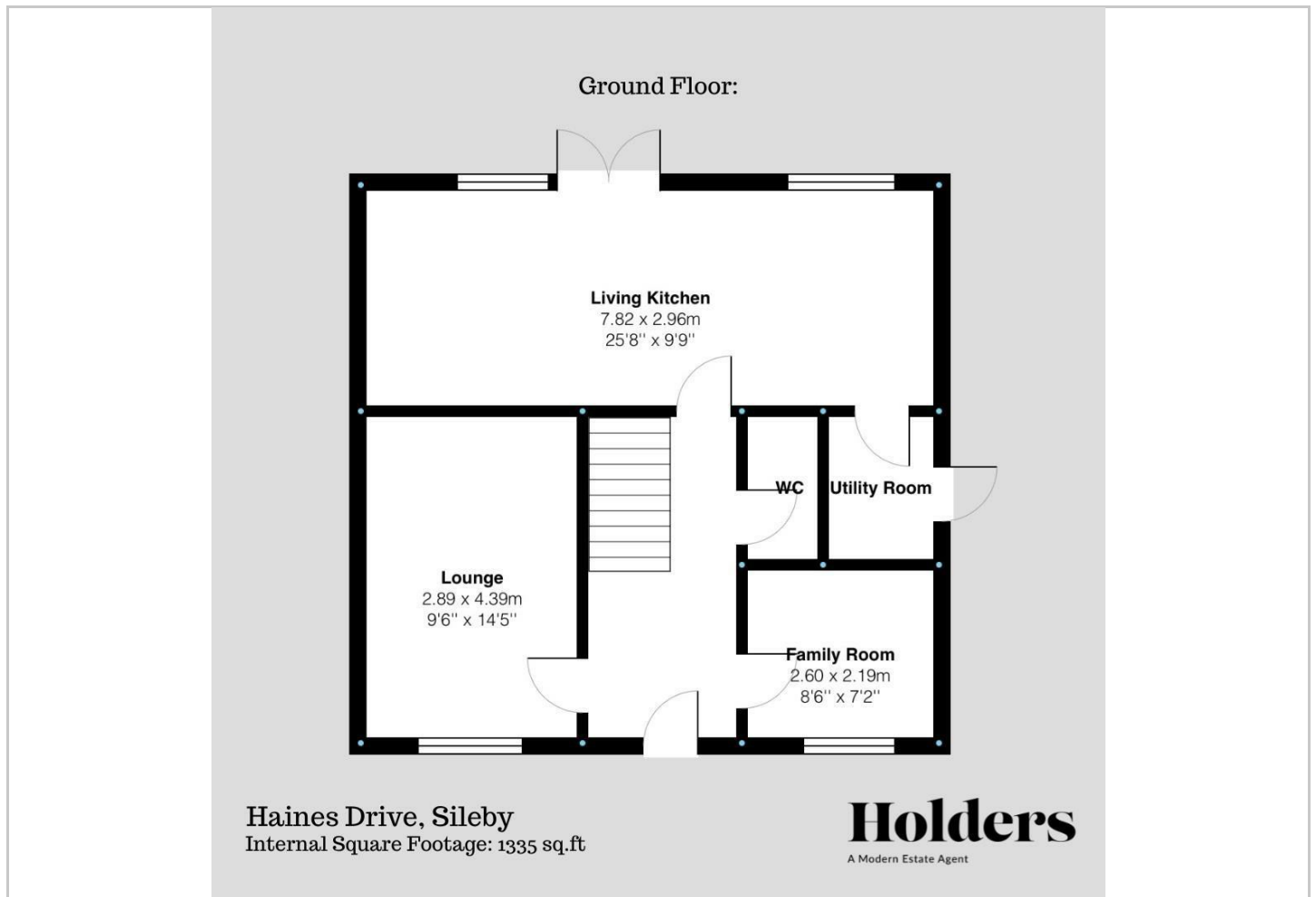
## Hybrid Map



## Terrain Map



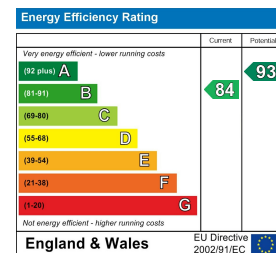
## Floor Plan



## 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.