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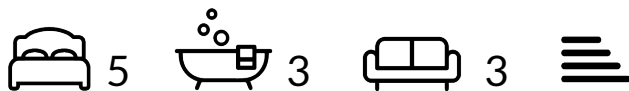
A Modern Estate Agent



69 Loxley Road

Glenfield, Leicester, LE3 8PH

Guide price £550,000



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Upon stepping inside the property, you are greeted by a grand and spacious hallway that sets the tone for the rest of the home.. The staircase leading up to the first floor is a striking feature and is complete with bespoke and ample fitted storage and there are doors leading off to various rooms on the ground floor. The ground floor boasts two substantial reception rooms; a formal lounge and a home office, both of which could easily serve as additional bedrooms if desired. Additionally, there is a modern and stylish shower room complete with a walk-in shower, tasteful tiling, and a generously-sized utility/cloakroom providing ample storage space and practicality.

The heart of the home lies in the exquisite open-plan living kitchen. This impressive space features a range of high-quality integrated appliances, a spacious island perfect for family gatherings, two skylights that flood the room with natural light, and large patio doors leading out to the rear garden. The living kitchen also benefits from underfloor heating, creating a warm and inviting atmosphere. The kitchen seamlessly connects to the utility room and shower room, making everyday tasks convenient and efficient.

Moving upstairs, a spacious landing leads to all five bedrooms and the family bathroom. The master bedroom is a great space boasting an en-suite bathroom with a walk-in shower, low flush w.c, and wash hand basin. Bedrooms 2, 3, and 4 are generously proportioned doubles, with bedrooms 2 and 3 featuring fitted storage. Bedroom 5, accessed

through the landing and master bedroom, could serve as a dressing room or nursery, adding versatility to the layout.

The family bathroom is a standout feature of the property, showcasing high-quality finishes such as a large walk-in shower cubicle, wash hand basin, and a freestanding bath with a stylish mixer tap.

Outside, the property boasts a spacious and private garden that is not overlooked from the rear, providing a tranquil outdoor space for relaxation and entertaining. A paved patio leads to a well-maintained lawn and additional seating area. To the front of the property, a large driveway offers ample off-road parking for 5 cars, ensuring convenience for residents and guests alike. The garage has been boarded and is complete with power, lighting and an electric roller door.

Disclaimer

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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.

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Road Map



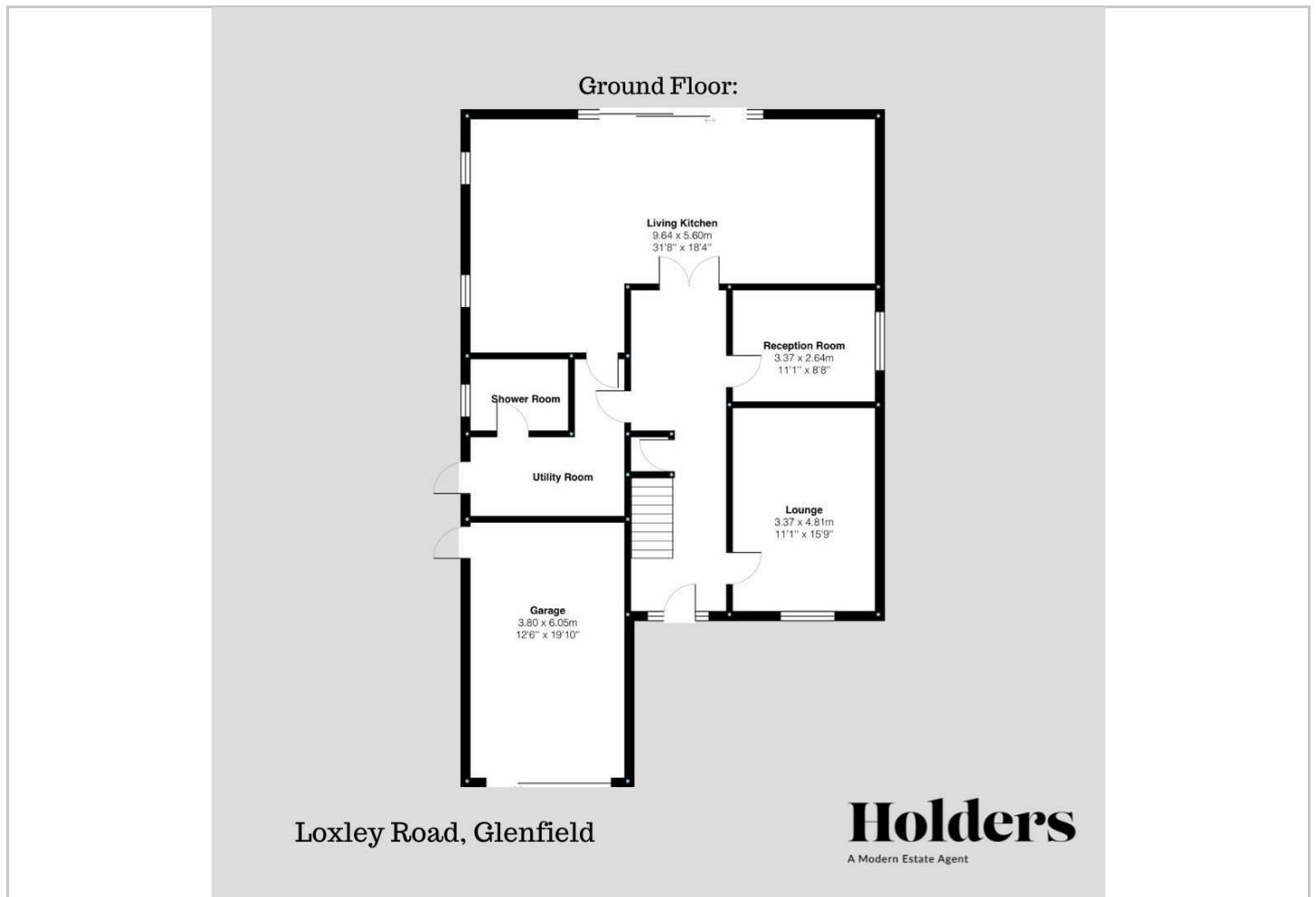
Hybrid Map



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.