

# Holdings

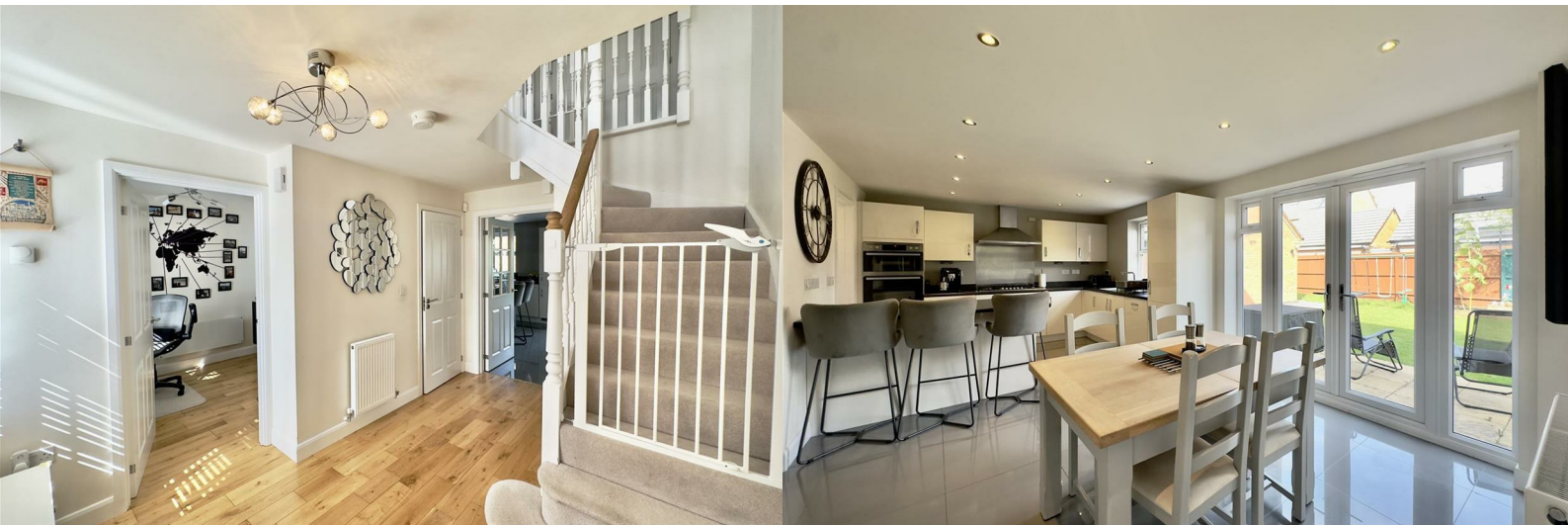
A Modern Estate Agent



## 6 Maclaren Todd Close

Queniborough, Leicester, LE7 2FL

Guide price £550,000



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This impeccably maintained executive home, boasts an impressive layout that spans two thoughtfully designed floors. Featuring four spacious double bedrooms, the property offers an abundance of space for both relaxation and entertainment. Each room is tastefully finished with high-quality fixtures and fittings, ensuring a modern and elegant aesthetic throughout.

The versatile accommodation allows for various configurations to suit your lifestyle needs – whether you require a home office, guest rooms, or leisure spaces for family activities, this house can effortlessly adapt.

The property boasts exceptional attention to detail both inside and out, with a beautifully open aspect to the front elevation - making this a wonderful family home.

Upon entering, you're greeted by a large open entrance hallway. A door opens into a substantial lounge featuring two windows to front elevation and a door providing access onto the Family Room. The Family room is complete with double doors onto the rear garden and is a flexible space to suit the buyers needs and would also make an ideal dining room or secondary lounge. The expansive living kitchen diner, includes a window to rear as well as double-glazed bay/patio doors that lead out to the landscaped rear garden. The kitchen is equipped with high-quality appliances, including a hob with a double oven, a dishwasher, the space is further enhanced by recessed LED lighting throughout. A

separate utility room provides additional storage and laundry capabilities with door to the driveway.

Completing the ground floor accommodation is a useful study room and a w/c.

On the first floor, the landing is a light and airy space and provides access onto all bedrooms and the family bathroom. The main bedroom is impressively spacious and beautifully presented, boasting fitted wardrobes and is complimented by a luxurious four-piece en-suite. The other three remaining bedrooms are double in size. The first-floor family bathroom features a four-piece suite, including a low-level WC, wash hand basin, bath, and separate shower cubicle.

Outside, to the front the property has an impressive outlook over the tree lined balancing pond. The tarmac driveway accommodates off-road parking for multiple vehicles and leads to a double garage. The rear garden is designed for enjoyment, featuring a spacious patio and large lawn space making a great space to enjoy the summer months in.

## Disclaimer

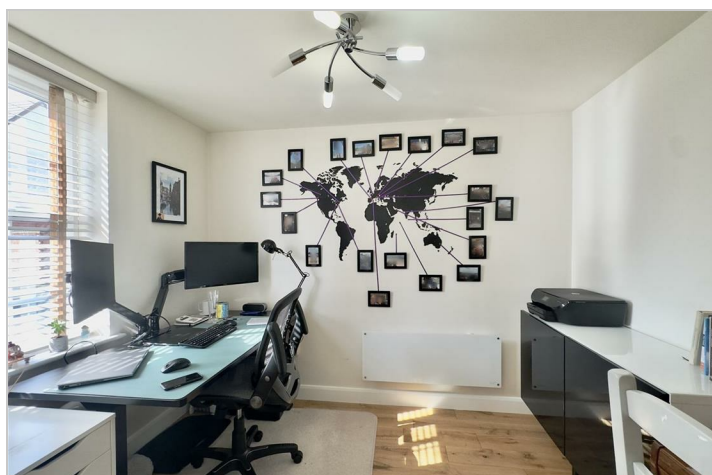
1. Intending purchasers will be asked to produce identification documentation.

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



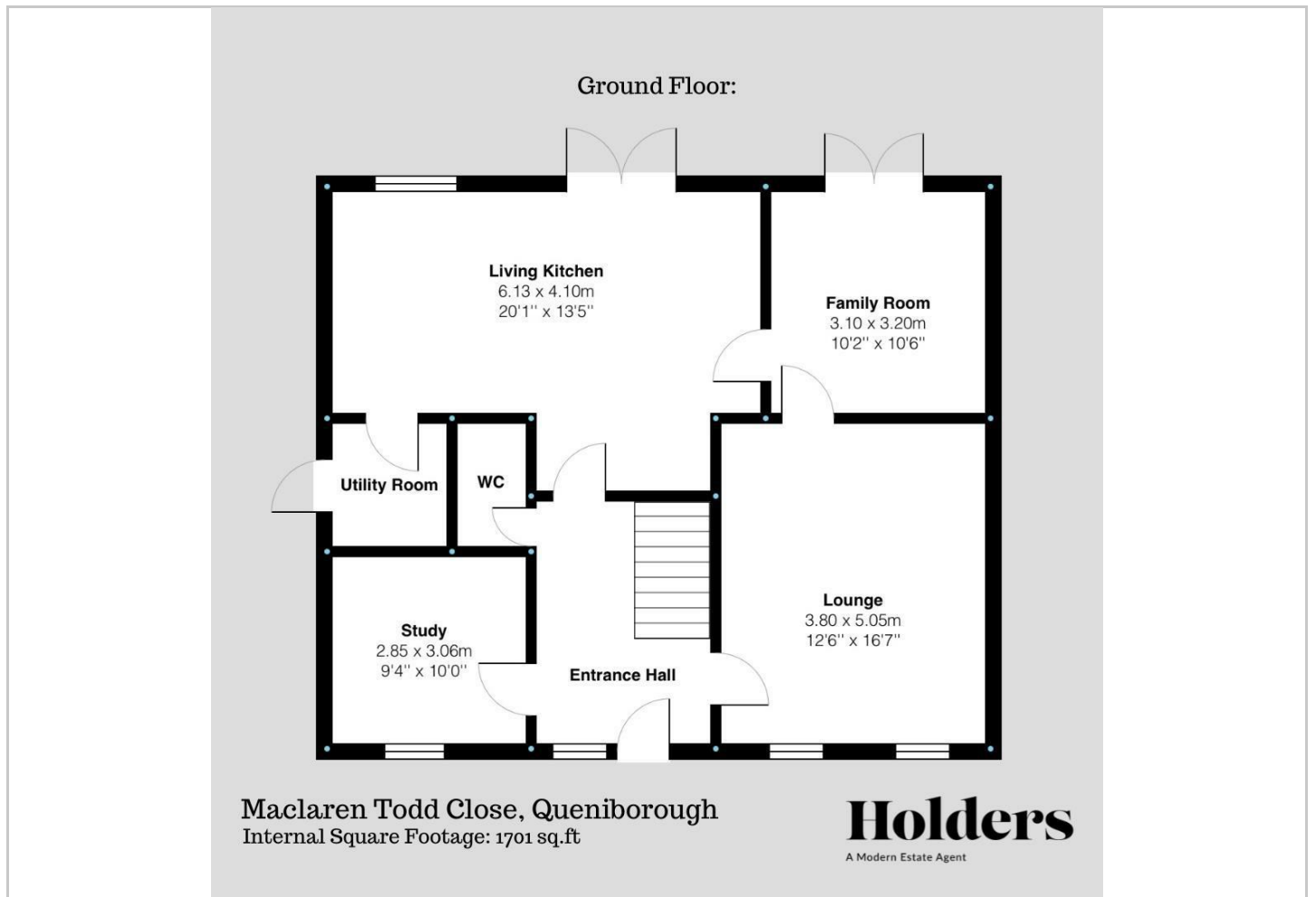
## Hybrid Map



## Terrain Map



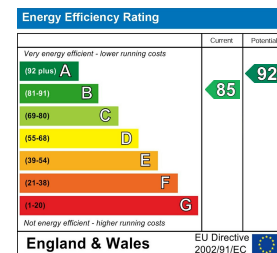
## Floor Plan



## 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.