

## A Modern Estate Agent



Sileby, Loughborough, LE12 7SB

Guide price £280,000





# 13 Flaxland Crescent

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Holdings are pleased to present this remarkable three-bedroom semi detached home, newly renovated to an exceptional standard, located in the charming village of Sileby. The property boasts aspects of open plan living, a garden studio and having the upper chain complete.

As you step inside, you are welcomed into a lovely entrance hall giving access to the lounge, downstairs w.c, kitchen diner and stairs off to first floor.

The lounge is a lovely light room with modern doors to the kitchen diner and inbuilt storage. The kitchen diner has a range of wall and base units and features a stylish inset sink, an integrated dishwasher, double eye level ovens and a hob with feature extractor over, and a fridge freezer that blends seamlessly into the cabinetry. The remaining area is generously proportioned, allowing for dining and living furniture arrangements that can be tailored to suit the needs of future buyers.

Ascend onto the first floor and you will find three proportioned bedrooms and the family bathroom accessed via the landing area. The bathroom has been refitted to have a bath with shower over, low flush w/c and wash hand basin.

To the outside the front and rear gardens have been recently landscaped. To the front is a lawned foregarden with a driveway allowing off road parking for multiple vehicles. The rear garden makes a great space to enjoy the summer months in

and has a large patio area, lawn space, planted borders and a studio which is complete with power, lighting and a built in utility room allowing a versatile space to suit the buyers needs.

This wonderful family home is ideally situated just a short walking distance from the bustling town centre, which offers an array of local amenities. With excellent road networks and convenient proximity to the A6 for easy commuting, as well as nearby Loughborough, Leicester and the Charnwood villages. This property provides a perfect blend of comfortable family living and accessibility. Don't miss the opportunity to make this exceptional property your new home.

## 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:

**Kitchen / Diner**  
5.42 x 2.49m  
17'9" x 8'2"

**Lounge**  
3.11 x 3.78m  
10'3" x 12'5"

WC

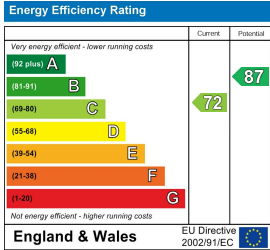
**Flaxland Crescent, Sileby**  
Internal Square Footage: 904 sq.ft

**Holders**  
A Modern Estate Agent

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