

Holder's

A Modern Estate Agent



16 Fishpond Way, Loughborough, LE11 2SF

Offers over £525,000

Holder's are delighted to introduce this exceptional five bedroom detached residence situated in the sought after Fairmeadows estate. This remarkable family home is within the catchment areas for Outwoods Edge Primary and Woodbrook Secondary schools. The interior showcases a contemporary design ideal for modern living, featuring a generous living room and an open-plan kitchen and dining area that seamlessly connects to the garden, making it an ideal space for outdoor entertaining. Furthermore, the property includes a privately owned solar panel system, which provides the opportunity for lower running costs during the day and enhances overall energy efficiency.

NO UPWARD CHAIN.

Upon entry you find the entrance hall, this greets you and provides access onto all ground floor accommodation with stairs off to first floor. Upstairs there are five bedrooms and two bathrooms one being an ensuite. The Kitchen/diner is fitted with a matching range of base and eye level units with ample work-surface space, inset sink and drainer, UPVC double glazed window overlooking the rear garden. There is also ample space for table and chairs with French doors taking you straight out to the rear garden. A door provides access onto a utility room which houses space and plumbing for a washing machine / tumble drier and further fitted storage cupboards, there is also a door onto the rear garden. The downstairs w.c is also located here.

Located off the hall is the lounge, a great sized room with bay window to the front elevation and double doors that can open into the kitchen/diner. Additionally half of the garage has been converted and would make an ideal family room or further reception space to suit the buyers needs.

Ascending the staircase to the first floor, you're greeted by the landing that provides access to the loft, ideal for extra storage solutions. This level accommodates five bedrooms, four of which are doubles ensuring ample space for family and guests. The master bedroom is complete with an en-suite shower room for convenience. The family bathroom is complete with a bath with shower over, w/c and wash hand basin.

To the front the driveway provides ample hardstanding for multiple vehicles and access to a double integral garage, half of which has been converted. Around the back you will find the mature gardens benefitting from decked seating area, lawn and established borders.

A stone's throw from open countryside on the 'Forest Side' of the town this exceptional home is ideally placed for family living.

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.

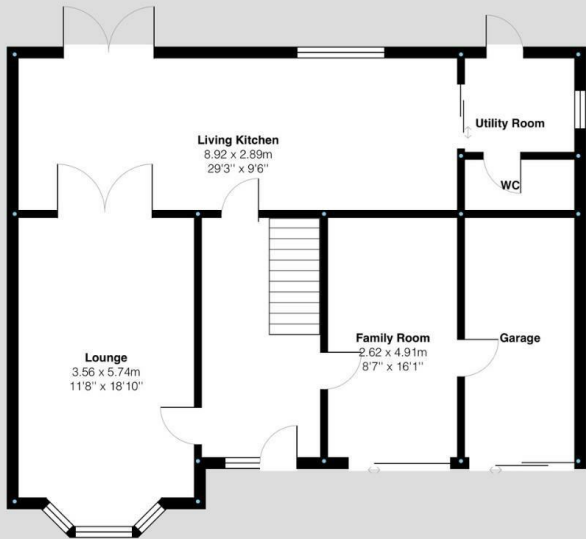
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.

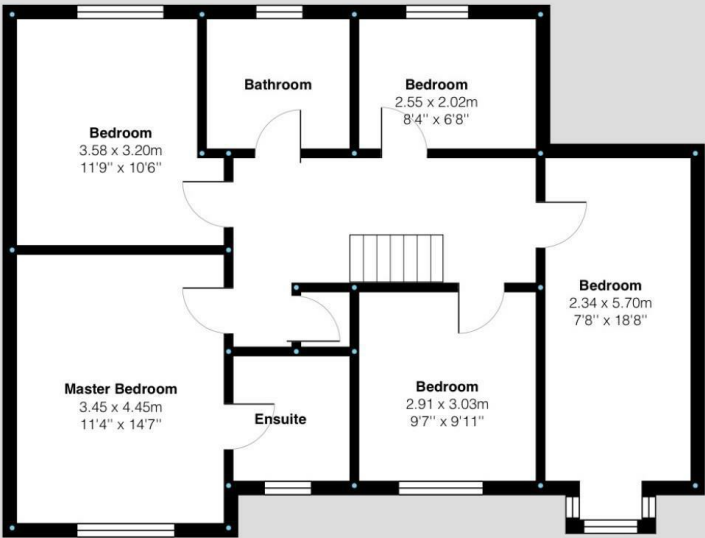
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Floor Plan

Ground Floor:



First Floor:



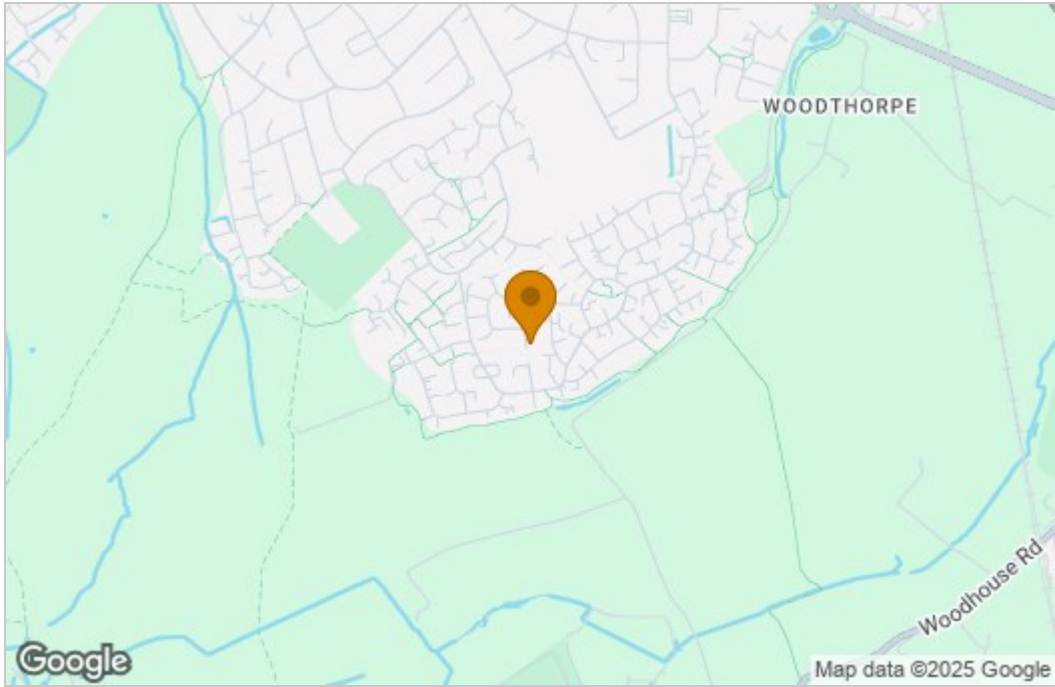
Fishpond Way, Loughborough
Internal Square Footage: 1707 sq.ft

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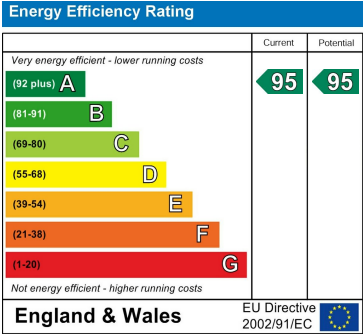
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Area Map



Energy Efficiency Graph



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