

# Holdern

A Modern Estate Agent



17 Wagtail Road, Loughborough, LE12 9WE

£375,000

A stunning, extended four bedroom detached property having been kept to an immaculate standard with landscaped rear gardens, additions of the side extension incorporating a large kitchen/diner and extra reception room. Situated in a tucked away position, south facing none overlooked gardens to the rear with open views to the front. Off road parking to the front and rear where there is also the single detached garage. 4 years NHBC remaining.

This remarkable four double bedroom detached residence has been maintained and extended to an exceptional standard. The accommodation briefly includes an open reception hall, a living room, a separate dining room/family room and an expansive extended open-plan family dining kitchen with utility room and w.c off as well as a snug. The first-floor landing leads to four double bedrooms, including a master suite with an en-suite bathroom, as well as a family bathroom. The property is situated in a sought after location with open views to front elevation ensuring privacy. There is a driveway to the front providing off road parking for one car as well as driveway to the rear providing off road parking for two cars and access to the single detached garage.

The entrance is through a composite door, leading into the reception hall.

**Reception Hall** - The reception hall provides a warm welcome to the home, with flooring that extends into the open-plan family dining kitchen. From the hall, doors lead to the family room/separate dining room, living room and the open-plan family dining kitchen (with an adjoining utility room & w.c). A radiator is also present.

**Living Room** - The living room features a uPVC double-glazed window that offers a pleasant view of the open front aspect there is also a radiator.

**Reception room** - This room features a uPVC double-glazed window facing the front, providing a view of open aspect, along with a radiator.

**Open Plan Family Dining Kitchen** - This expansive open-plan area encompasses a newly fitted kitchen, dining, and seating spaces. The kitchen has been recently been extended to create an even larger entertaining space with feature window to the rear as well as skylight allowing plenty of natural light to fill the room.

**Study room/playroom** - As part of the extension the property has gained this useful room off the kitchen/diner that can be utilised as a family needs, featuring uPVC window to the front elevation with great views out.

**Utility Room** - This space features cabinetry and countertops, along with a stainless steel sink equipped with a chrome mixer tap. It includes plumbing provisions for a washing machine and houses a wall-mounted gas boiler. The flooring continues from the kitchen, and the room is fitted

with a radiator and a composite door that leads to the rear garden.

**Downstairs Cloakroom/WC** - This cloakroom/WC is equipped with a modern two-piece suite featuring a low flush WC and a pedestal wash hand basin. It includes a radiator and window to the side elevation.

**First Floor** - The landing on the first floor opens to four generously sized bedrooms, including a master bedroom with an en-suite bathroom, as well as a family bathroom. Additionally, there is a hatch providing access to the loft as well as useful storage cupboard on the landing.

**Main Bedroom** - This room features a uPVC double-glazed window that offers a pleasant view of the rear garden, a radiator. A door leads to the en-suite shower room featuring shower cubicle, low flush w.c, wash hand basin as well as white towel radiator.

The Family Bathroom comprises a bath, low flush w.c, pedestal wash hand basin, window to the rear elevation and radiator.

Outside, the property is situated in a desirable, secluded location on the outskirts of the estate, showcasing a charming open front aspect. It includes a driveway to the front and rear. The driveway at the rear can accommodate two cars comfortably which in turn leads to the single detached garage.

The stylish south facing rear garden makes a great space to enjoy the summer months in and has astro turf lawn space, planted borders and patio area.

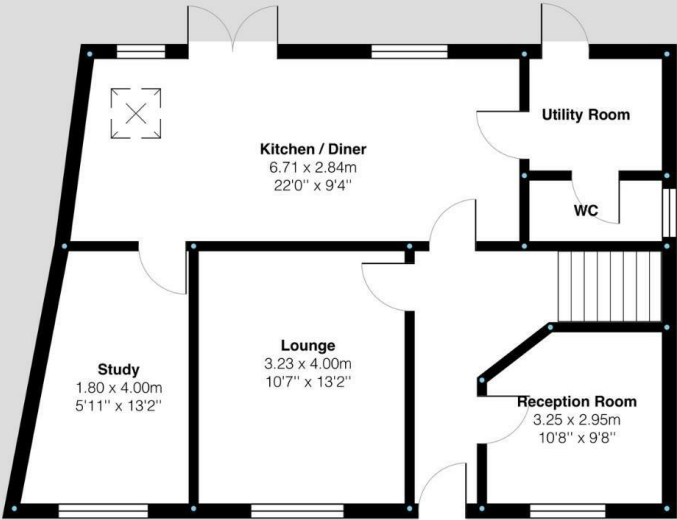
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Floor Plan

Ground Floor:

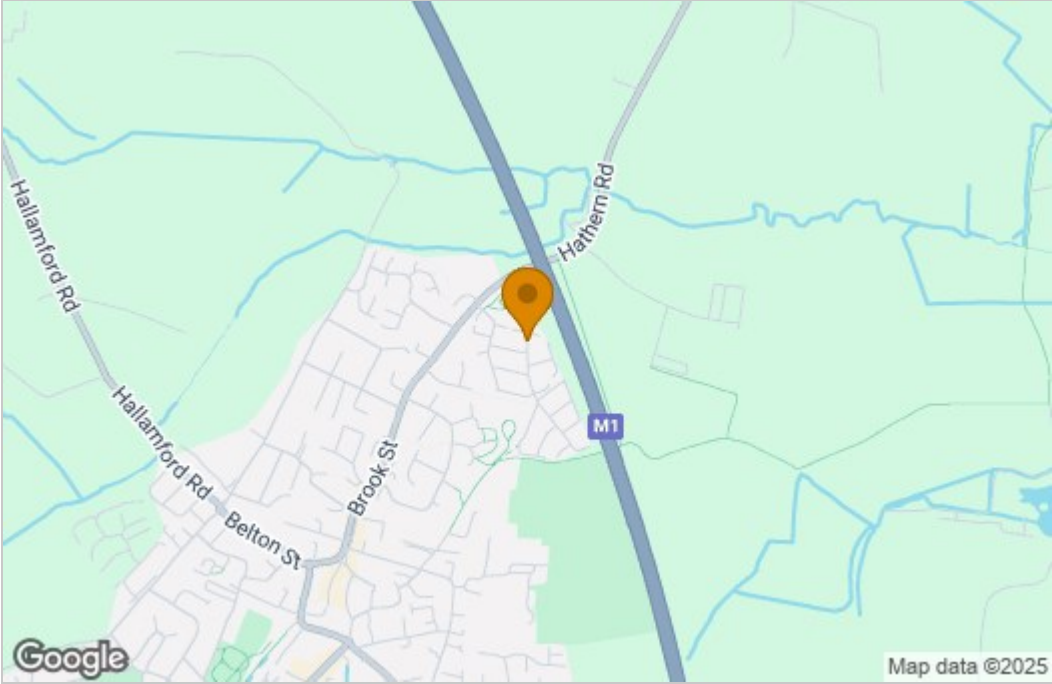


Wagtail Road, Shepshed  
Internal Square Footage: 1356 sq.ft

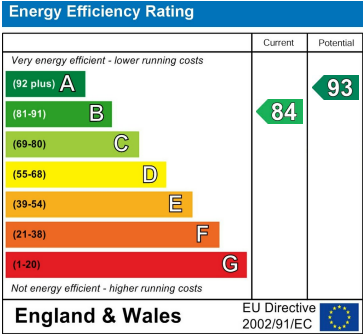
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**Garage**  
3.20 x 6.60m  
10'6" x 21'8"

Area Map



Energy Efficiency Graph



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