

# Holden's

A Modern Estate Agent



1 Preston Close, Loughborough, LE12 7RG

£575,000

An excellent opportunity to acquire this significantly extended and enhanced four-bedroom detached family residence, featuring picturesque views in a semi rural setting. This property includes a spacious entrance hallway, a ground floor WC, a living room, a dining room, and a remarkable extension that houses a large living kitchen diner. The first floor landing leads to four bedrooms, with the master bedroom benefiting from an en-suite bathroom, as well as a family bathroom to service the other bedrooms. The exterior boasts an integral double garage and a generously sized garden at the side and rear, offering scenic countryside views. This charming home is situated within the prestigious Preston Close development, providing convenient access to the village center and its amenities.

Upon entering the property through the entrance hallway, giving access to all ground floor accommodation, including W.C and a beautifully designed modern oak and glass staircase leading to the first floor.

The lounge is a bright and spacious area, ideal for family gatherings, featuring a central fireplace and triple aspect windows and doors that open to the conservatory, all offering views of the open fields at the rear and providing access to conservatory.

Returning to the hallway, there is an additional reception room that can serve various purposes, complete with a window that overlooks the front of the property.

The expansive open-plan living kitchen diner is equipped with a variety of base and eye-level units, an inset sink, integrated double ovens, an induction hob, a dishwasher, and a washing machine. This generously sized room is finished to a high standard, featuring skylights, bi-fold doors, and a window facing the rear elevation and gardens.

The ground floor is completed by a W.C with a wash hand basin and toilet and a newly fitted utility room.

Ascending to the first floor there are four bedrooms, including a master suite with an en-suite bathroom, as well as a family bathroom that includes a shower, a low flush toilet, and a wash hand basin.

Externally, the property boasts an integral double garage equipped with power and lighting. The rear garden features a landscaped patio area, expansive lawn spaces, and planted borders, all set against the backdrop of stunning open field views, with the garden wrapping around the property.

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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.

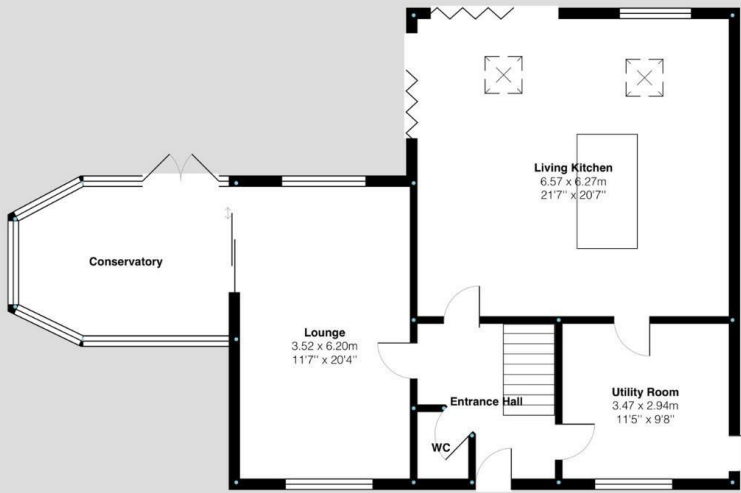
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers

to commission their survey or service reports before finalising their offer to purchase.

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Floor Plan

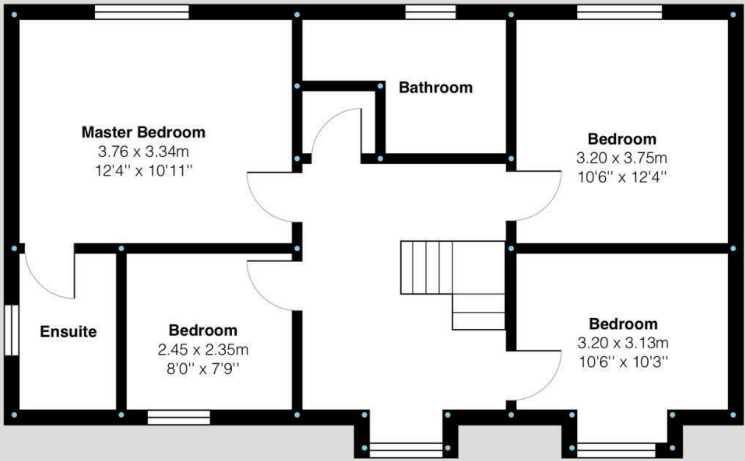
Ground Floor:



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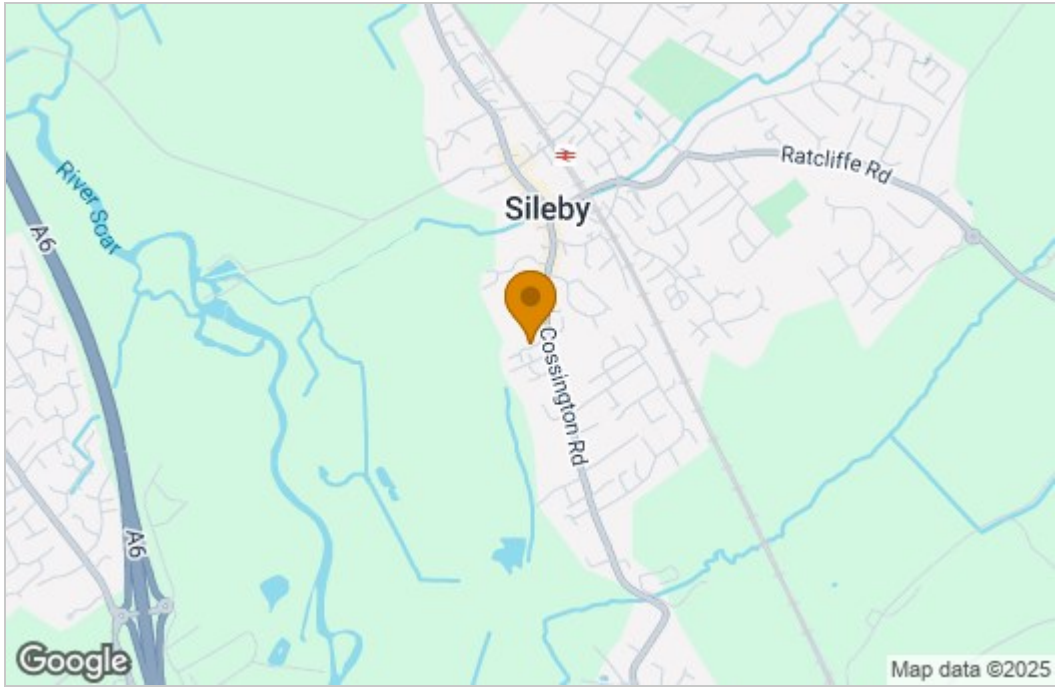
First Floor:



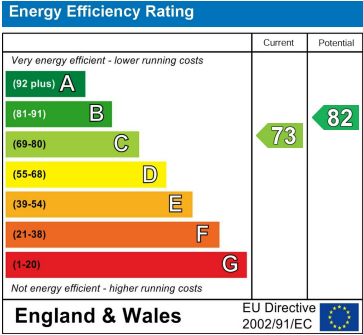
Preston Close, Sileby

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Area Map



Energy Efficiency Graph



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