

Holden's

A Modern Estate Agent



53 Alan Turing Road, Loughborough, LE11 2NQ

£475,000

Situated on the sought after Grange Park development near Woodthorpe in Loughborough is this immaculately presented four double bedroom detached family home. Complete with plentiful living space including an open plan kitchen dining room, lounge, study, off road side by side parking, double garage, spacious garden and field views to the front of the property.

Summary

Upon entering the property into the spacious entrance hallway this leads onto the open plan kitchen / diner room, living room, study and downstairs w/c. The open plan kitchen dining room is fitted with an array of stylish base and eye level units with integrated dishwasher, integrated fridge freezer, integrated double oven, integrated gas hob with extractor over. There is also plentiful space for a large dining table making this room a great space for all the family to enjoy. Leading from here is a utility room which is fitted with an array of base and eye level units space and plumbing for a washing machine, wall mounted boiler and door leading to rear garden.

The Lounge is spacious and light with dual aspect window to front and side elevation. On this floor you also find the study which is a good size. Completing the downstairs accommodation is a useful w/c accessed via the entrance hallway.

Ascend onto the first floor and you will find four well proportioned bedrooms; master having ensuite and the family bathroom. The master bedroom is complete with fitted storage and an ensuite comprises of a shower unit, low flush w/c, pedestal wash hand basin and heated towel radiator. The family bathroom comprises of a bath, shower cubicle, wash hand basin low flush w/c and heated towel radiator.

To the outside of the property is a well proportioned garden making a great space to appreciate the summer months in being mainly laid to lawn and has a gate leading to the double garage and off road side by side parking.

An internal viewing comes highly recommended to appreciate the level of accommodation on offer.

Disclaimer

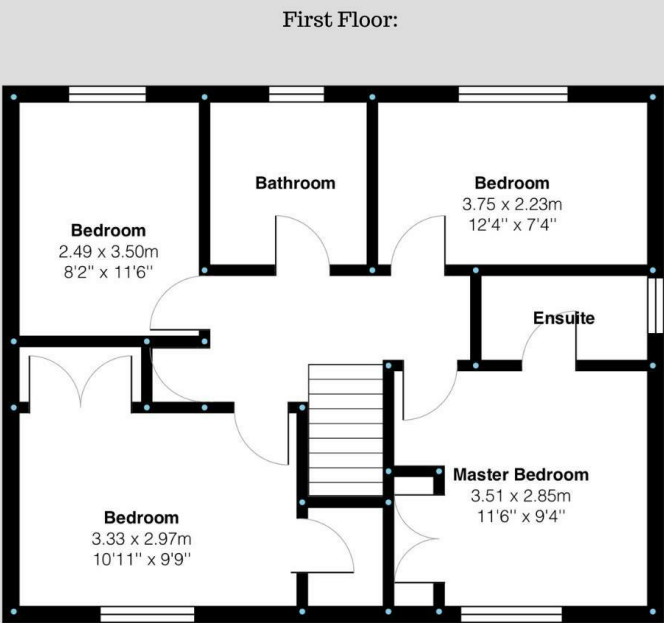
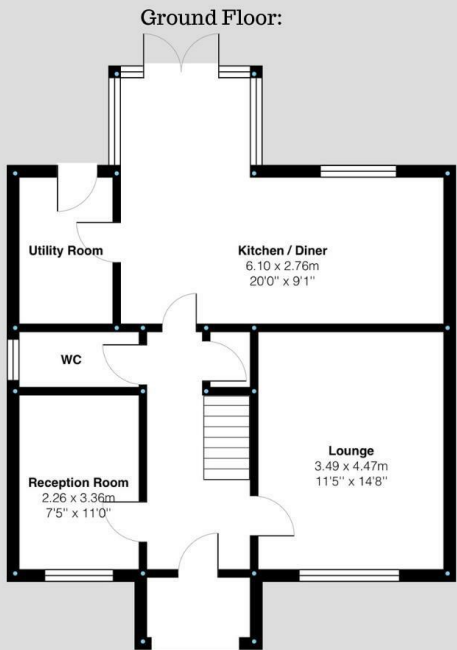
1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered 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.

Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



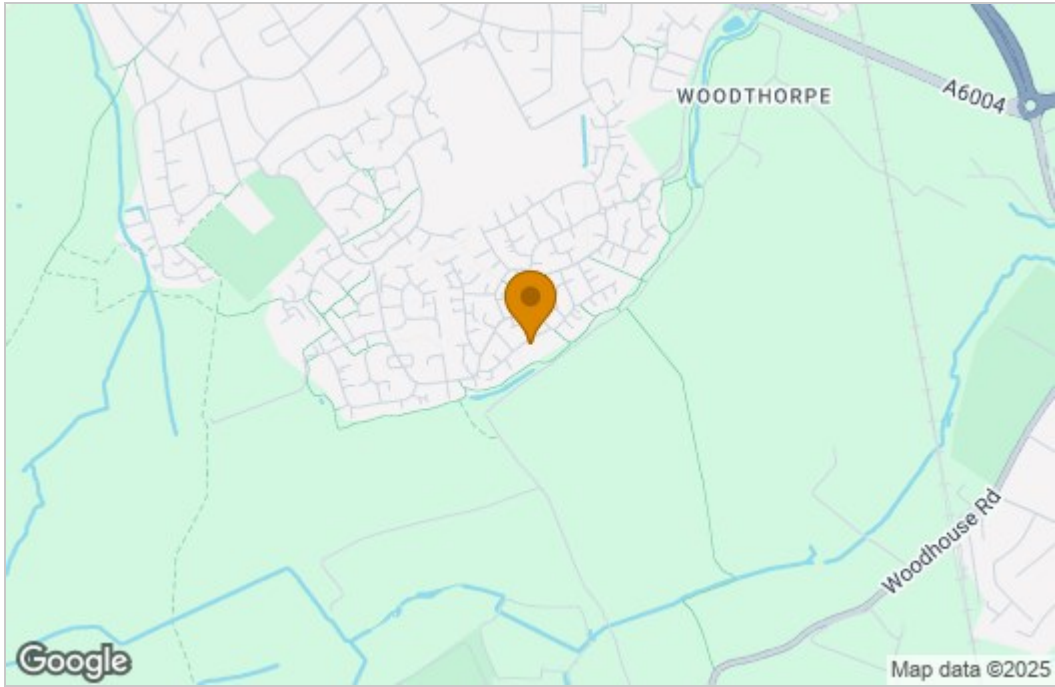
Alan Turing Road, Loughborough
Internal Square Footage: 1386 sq.ft

Holders
A Modern Estate Agent

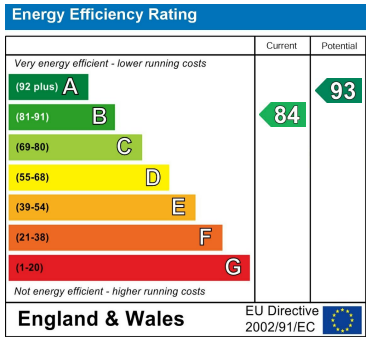
Alan Turing Road, Loughborough
Internal Square Footage: 1386 sq.ft

Holders
A Modern Estate Agent

Area Map



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.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk