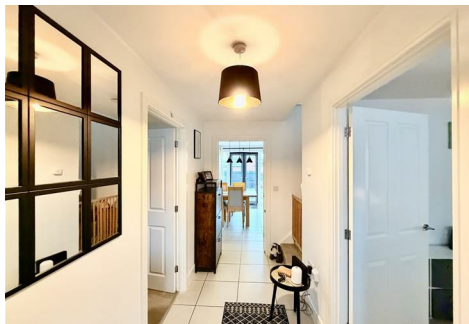


Holden's

A Modern Estate Agent



34 Jenham Drive, Loughborough, LE12 7DP

£415,000

A beautifully presented modern detached home ideal for a growing family with the hub of the property being the large living/dining kitchen which opens to the garden. There are two further reception rooms and a spacious hall with storage, utility and cloaks/WC off the kitchen. The first floor has four good sized bedrooms, all of which can accommodate a double bed, master en-suite and family bathroom. The gardens, which have been attractively landscaped ... Complete with NHBC warranty remaining. In addition the house is built to disability access standards with wide hallways and door entrances and has inbuilt Zanussi appliances.

Summary

Sileby is a popular village location ideally placed for access to the university town of Loughborough which offers a range of amenities to include renowned schooling, the university and colleges as well as a wide range of shopping and recreational pursuits. The village itself offers a good range of amenities to include shopping for day to day needs as well as various public houses and places of worship.

Upon entering the property via the spacious entrance hallway, this provides access onto all ground floor accommodation and stairwell rising to first floor. The Lounge is a generous main reception room having UPVC double glazed window to the front elevation, double radiator and pendant light point. Providing further living space is the Study which is a good size second reception room easily large enough to use as a children's play room, guest bedroom or a second sitting room.

The heart of this home is the stunning living kitchen which makes a wonderful space for all the family to enjoy. A stunning room providing ample space for both dining and seating as required. The kitchen area has an array of base and eye level units in shaker style with contrasting roll edged work-surfaces, stainless steel sink with drainer and mixer, oven with hob over, splash-back and extractor, in-built fridge and freezer units, pan drawers and integrated dishwasher, door off to a useful under-stairs store, UPVC double glazed French doors with side screens overlooking the beautifully presented gardens and a further door at the side leads off to the Utility Room and W/C. The Utility Room is complete with an integrated washing machine and under counter storage space and has door providing access to rear elevation.

Ascend onto the first floor and you will find four double bedrooms; master with en-suite and the family bathroom. The Master bedroom is complete with fitted wardrobes and an en-suite comprising; walk in shower, low flush w/c and wash hand basin. The family bathroom services the other three double sized bedrooms and is complete with a four piece suite comprising; walk in shower cubicle, separate bath, low flush w.c and wash hand basin.

To the outside the property is set on a well proportioned plot with a driveway to side elevation leading to the garage which is complete with power and lighting. The rear garden has been landscaped to include a feature patio area making a great space to enjoy the summer months in!

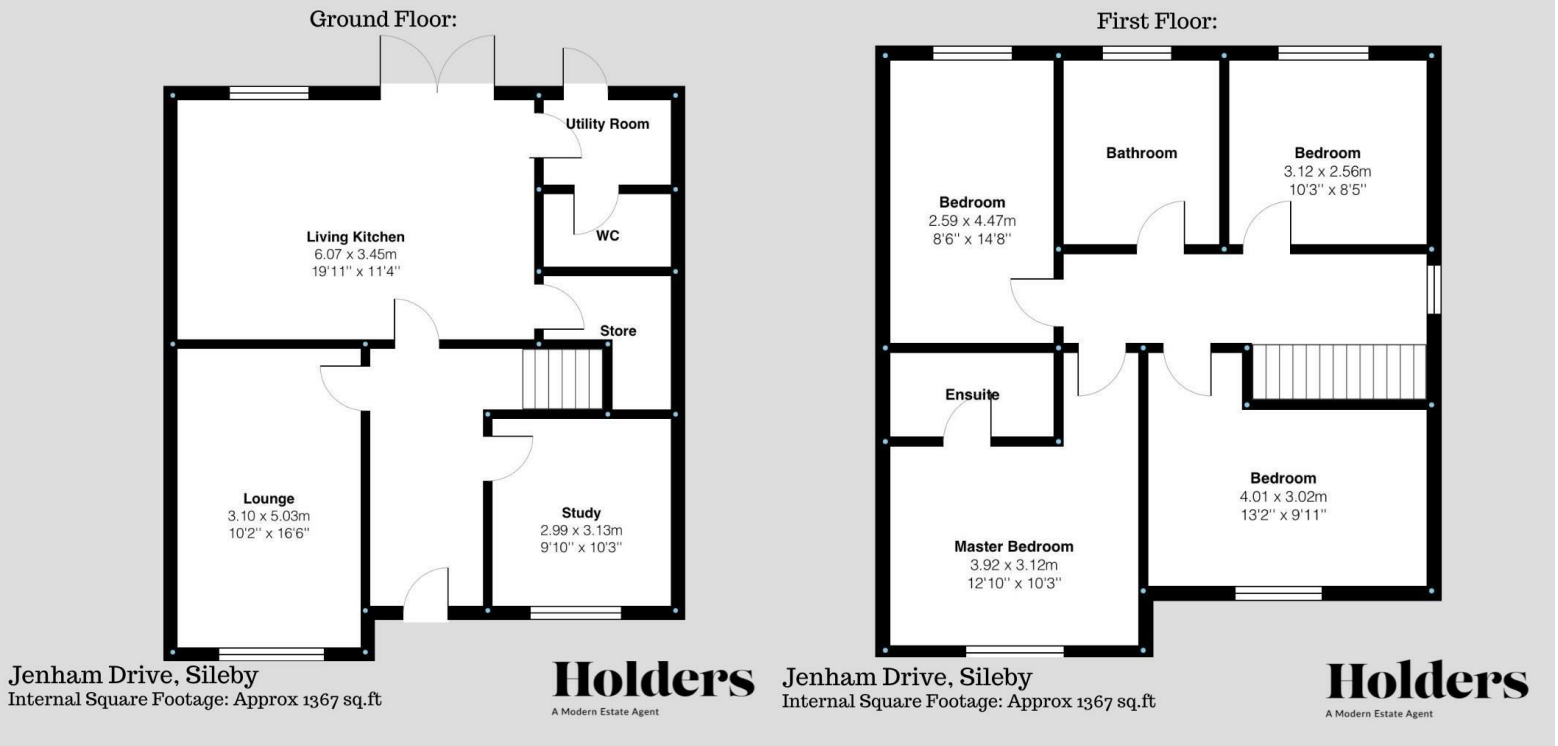
Disclaimer

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.

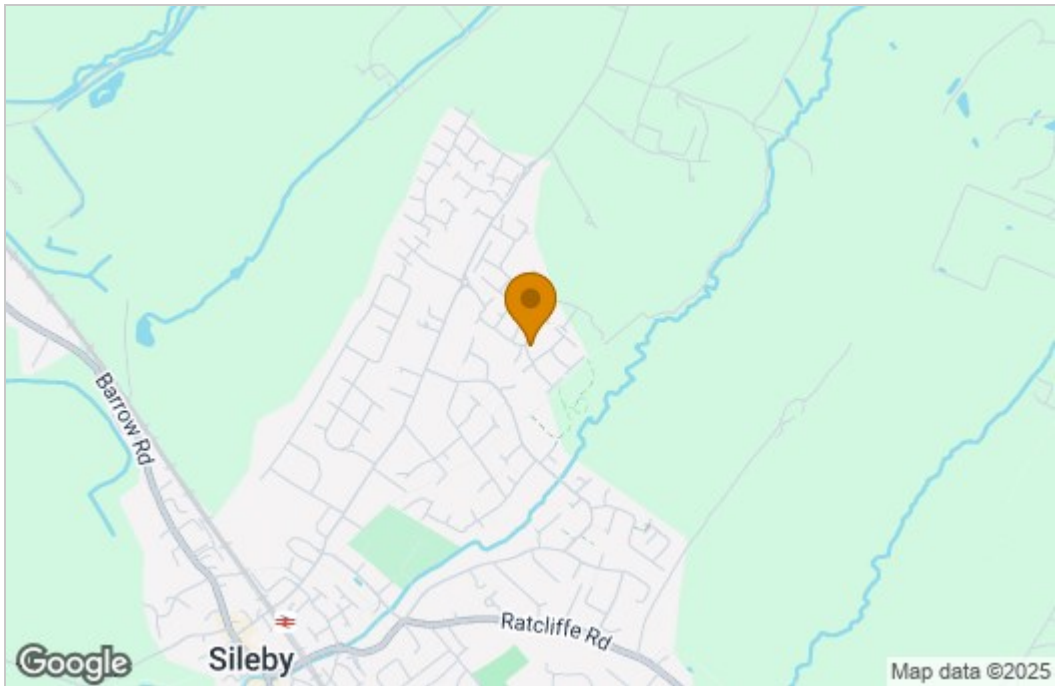
Extra Information

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

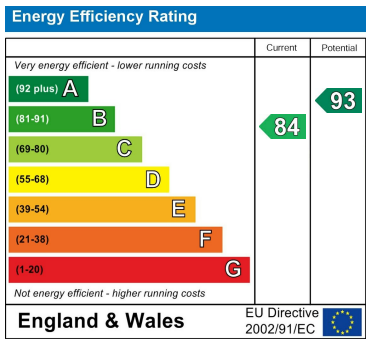
Floor Plan



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.