

# Holden's

A Modern Estate Agent



19 Flint Lane, Loughborough, LE12 8GS

£450,000

An attractively extended, detached residence occupying a corner plot with landscaped garden and a converted garage. The property offers spacious accommodation comprising a spacious entrance hall, large lounge, open plan dining kitchen with extended garden room off, utility and cloakroom whilst on the first floor are four good sized bedrooms, luxury family bathroom and en-suite shower room. NO UPWARD CHAIN.

## **Summary**

Entrance Hallway - House alarm and Gas central heating control, there are double doors to the lounge and also the kitchen.

W/C - Fitted with a two piece suite comprising low level flush w/c, wash hand basin.

Lounge - A spacious living room with dual aspect windows, including a bay to the front, a window at the side and a fitted feature log burning stove making a great focal point to this room.

Living/Dining Kitchen - A superb everyday living and cooking space, with a vast range of wall and base mounted units, with built in electric double oven, hob, extractor, dishwasher and fridge freezer or dishwasher. There is ample space for dining table and chairs, living furniture, and an opening leads to the stunning garden room. There is a utility cupboard housing space for a washing machine, wall mounted boiler and door to side elevation.

Garden Room - A stunning addition to the house, offering a great deal of flexibility, with floor to ceiling windows overlooking the garden and French doors leading out to the garden.

Garage - Converted into a practical reception room which would make an ideal study when working from home.

First Floor Landing - A particularly spacious landing complete with dual storage cupboards.

Bedroom 1 - A large master bedroom suite with window to the side and front, a range of fitted wardrobes and access to -

En-Suite - Fitted with a three piece suite comprising W/c, Shower cubicle and wash hand basin. There is a window to the side and extractor fan.

Bedroom 2 - A large room with window to the front and a built in wardrobe.

Bedroom 3 - A double room with window to the rear and fitted wardrobe.

Bedroom 4 - A spacious room with window to the front.

Bathroom - Fitted with a newly fitted suite comprising of a large walk in shower, low flush w.c and wash hand basin.

Garden - The rear gardens are secure with gated access. To the front are multiple off road parking spaces leading to the garage. The rear gardens have been attractively landscaped.

The Area - The property is set within a short walk to the village centre, with its vast array of shops, pharmacy, doctors, dentist and mini supermarkets. The train station provides links to Leicester and Loughborough, whilst the excellent road network of the A6 and A606 gives ease of access to the county.

## **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**

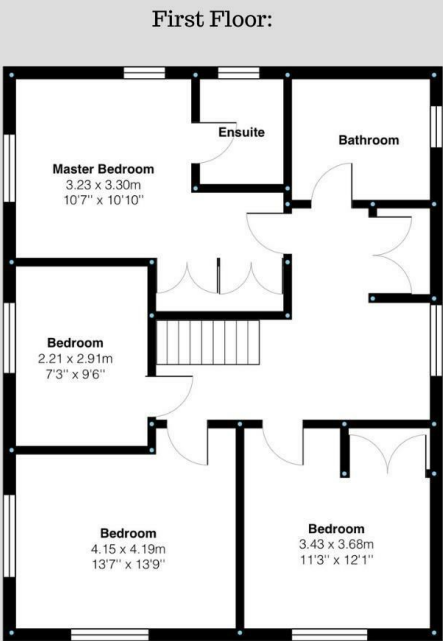
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

Floor Plan



Flint Lane, Barrow Upon Soar  
Internal Square Footage: Approx 1453 sq.ft

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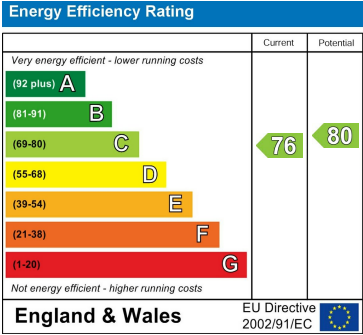
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Area Map



Energy Efficiency Graph



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