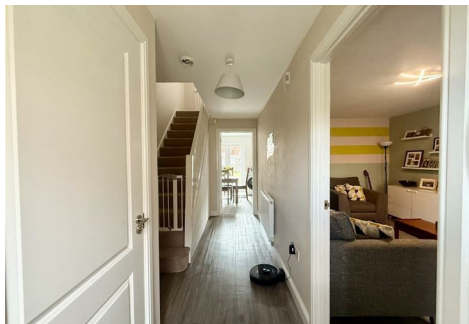


# Holder's

A Modern Estate Agent



6 Peelers Place, Loughborough, LE11 2GL

£315,000

Holder's are pleased to showcase this exceptional three bedroom link detached home located in the sought after Grange Park Development in Loughborough. This impressive property offers ample living space, a rear garden, and a garage, along with off road parking for several vehicles.

## Summary

Welcome to Peelers Place – a beautifully presented, modern home nestled in a quiet residential cul-de-sac in the heart of Loughborough's popular Grange Park development. Built in 2018, this attractive property offers contemporary comfort, practical living spaces, and an ideal setting.

Step inside to find a bright and airy interior, thoughtfully laid out for modern living. The ground floor boasts a spacious lounge and a sleek, fully-fitted kitchen/diner with integrated appliances and patio doors opening onto a private rear garden – perfect for entertaining or enjoying a quiet evening outdoors.

Upstairs, the property offers three generously sized bedrooms, including a master with ample storage and an en-suite, and a stylish family bathroom finished to a high standard.

Additional benefits include off-road parking leading to a detached garage, EV charging point and a well-maintained sunny aspect rear garden.

Conveniently located close to local shops, schools, parks, and just a short drive from Loughborough town centre and train station, Peelers Place combines peaceful suburban living with easy access to amenities and transport links.

## 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.

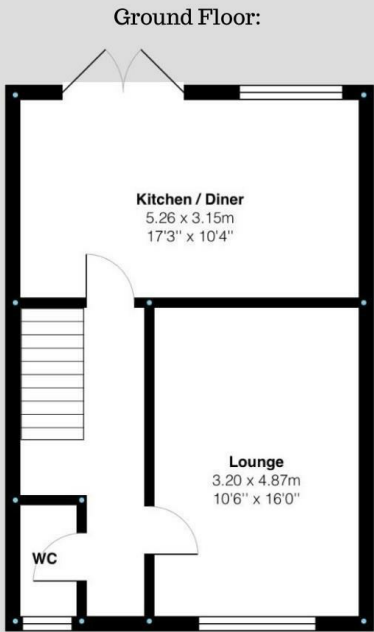
## Extra information

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)

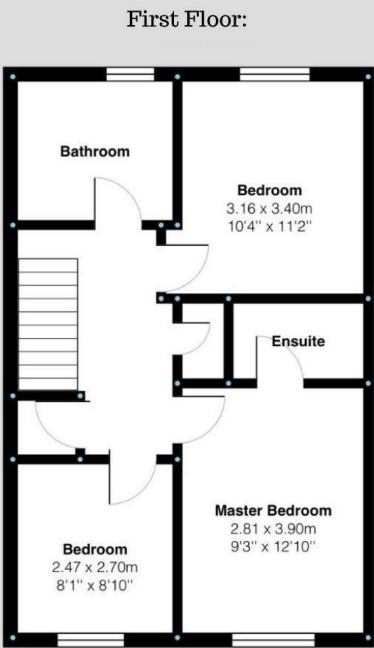
To check Flood Risk please use the following link:  
[check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

Floor Plan



Peelers Place, Loughborough  
Internal Square Footage: 960 sq.ft

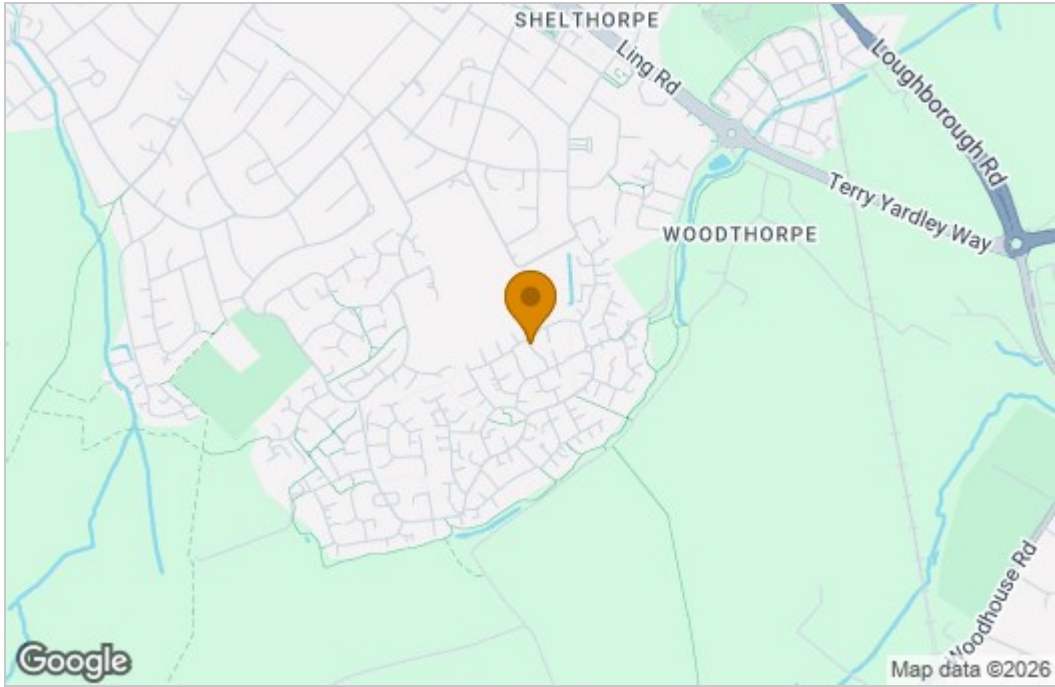
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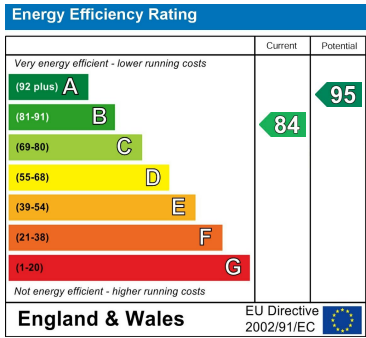
Peelers Place, Loughborough  
Internal Square Footage: 960 sq.ft

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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.