

# Holdere

A Modern Estate Agent



Plot 15 Blackbrook Meadow Oakley Road, Loughborough, LE12 9AX

£365,000

A beautifully presented four-bedroom detached home featuring a stunning open plan kitchen/diner with French doors to the garden and a bright bay-fronted lounge. With a generous rear garden, off-road parking and a detached garage, this is an ideal family home in a desirable setting.

INCENTIVES AVAILABLE

## Summary

This attractive bay-fronted detached family home offers well-balanced and spacious accommodation, ideal for modern family living.

The property is entered via a welcoming reception hall, which provides access to the principal ground floor rooms, including a convenient cloakroom/WC. The living room is positioned to the front of the property and benefits from a bay window, creating a bright and comfortable space.

To the rear, a superb open plan family dining kitchen forms the heart of the home, enjoying an abundance of natural light from windows to two elevations and French doors opening onto the garden. The kitchen is fitted with a range of units and integrated appliances, with access through to a separate utility room for added practicality.

To the first floor, the landing leads to four bedrooms, including a well-proportioned principal bedroom with the benefit of an en-suite shower room. Three further bedrooms provide flexible accommodation for family members, guests or home working, and are served by a family bathroom fitted with a modern suite.

Externally, the property benefits from gardens to both the front and rear, with the rear garden offering a generous and private outdoor space. Gated access leads to a driveway providing off-road parking, which in turn gives access to a detached brick-built garage.

This well-presented home combines practical living space with a desirable layout, making it an excellent choice for families seeking comfort and convenience.

(Estate Management Fee £35p/m)

## 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

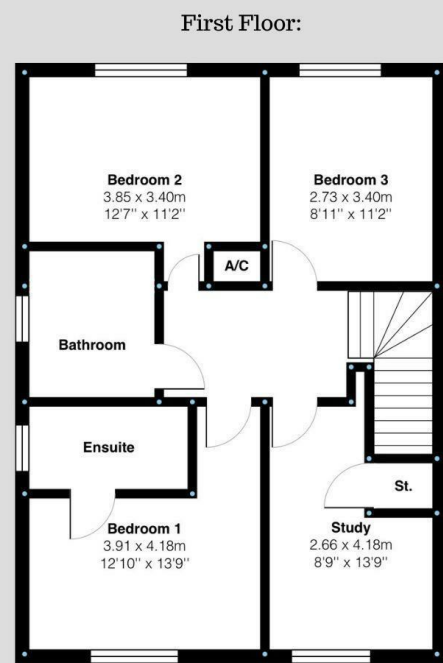
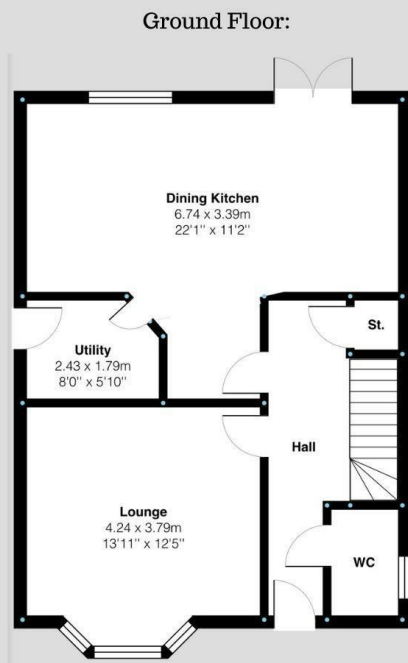
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5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

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# Floor Plan



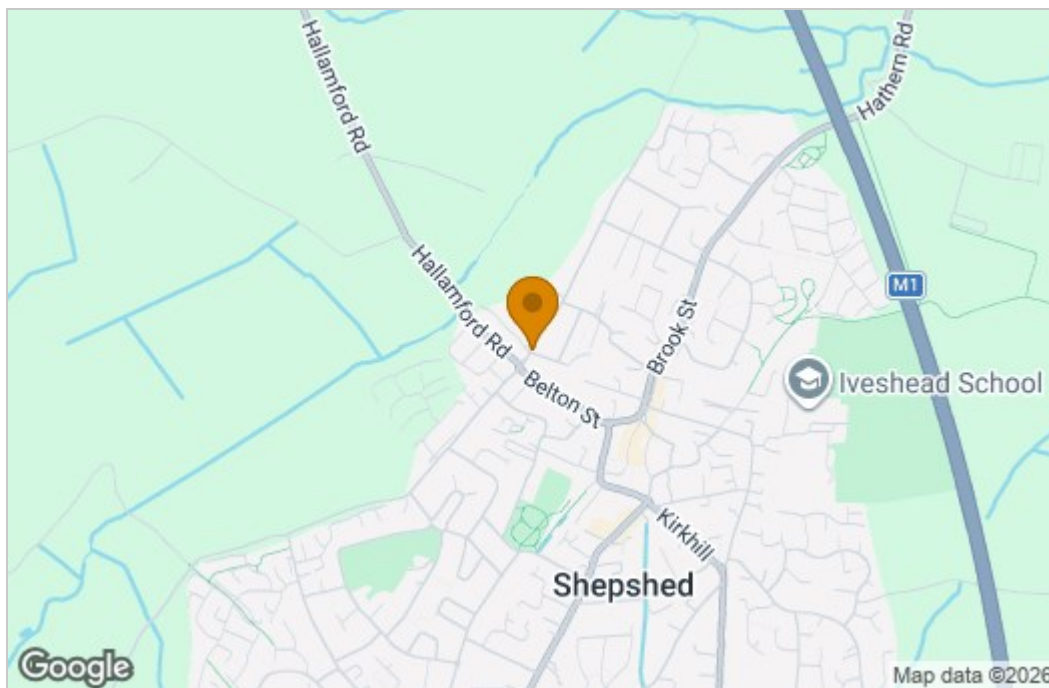
Thimble Mill Close, Shepshed  
Internal Square Footage: Approx 1380 sq.ft

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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