

# Holdings

A Modern Estate Agent



**18 Flint Lane, Loughborough, LE12 8GS**

**Guide price £575,000**

Situated in a peaceful location in a cul de sac setting on Flint Lane, this spacious five bedroom family home boasts an array of living space arranged over three floors.

As you step into the property, you are immediately greeted by the spacious entrance hall giving access to the dining room, lounge, w.c, living dining kitchen area that seamlessly blends contemporary design with functionality. The heart of the home, this space is perfect for family gatherings and entertaining, with integrated dishwasher, integrated fridge and freezer, double ovens, gas hob with extractor over as well as ample room for a family dining table. Double doors open onto the garden, effortlessly connecting the indoor and outdoor spaces. The utility room off the kitchen is complete with space and plumbing for a washing machine and door out to the side elevation.

From the hall you also have access to the sitting room with French doors out to the garden, providing a perfect space for all the family to relax and enjoy. Across the hall, a well-appointed dining room/study room offers a quiet workspace for those who work from home or alternatively would make an ideal family room. The ground floor is completed by WC and storage cupboard under the stairs.

On the first floor, you will find three well sized bedrooms, with the principle room boasting a walk-in dressing room and en suite bathroom with shower cubicle and w.c. The remaining two bedrooms share a family bathroom, and a airing cupboard offers additional storage on the landing.

The second floor provides a landing, two further bedrooms as well as a shower room.

The outside of this property includes a lovely patio area perfect for a morning breakfast area or evening social space to gather. The gardens are South West facing and mainly laid to lawn with a mix of hedging and fencing forming the boundary. There is off road parking at the rear which also gives access to the detached double garage benefitting from lighting and power.

Situated on the popular Willow Road development, the property is just a short walk away from local green spaces and parks, ideal for leisurely strolls or enjoying sunny days with the family. Access to country walks over to Walton-on-the-Wolds and beyond can be easily reached via the nearby bridleway. This exceptional family home offers a perfect combination of luxury, comfort, and functionality, making it a true gem for a busy household.

#### **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.

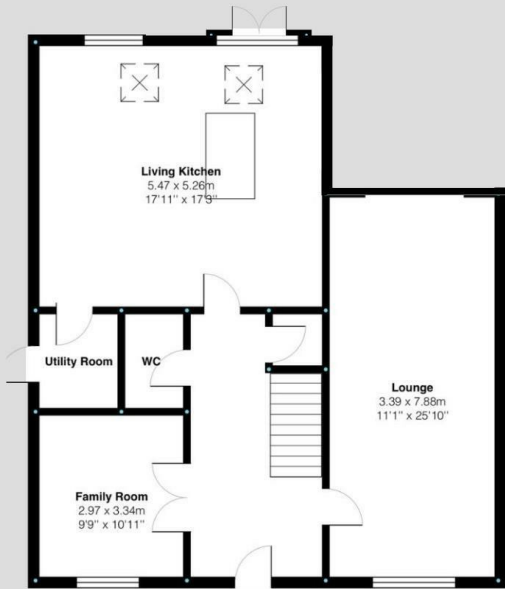
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#### **Extra information**

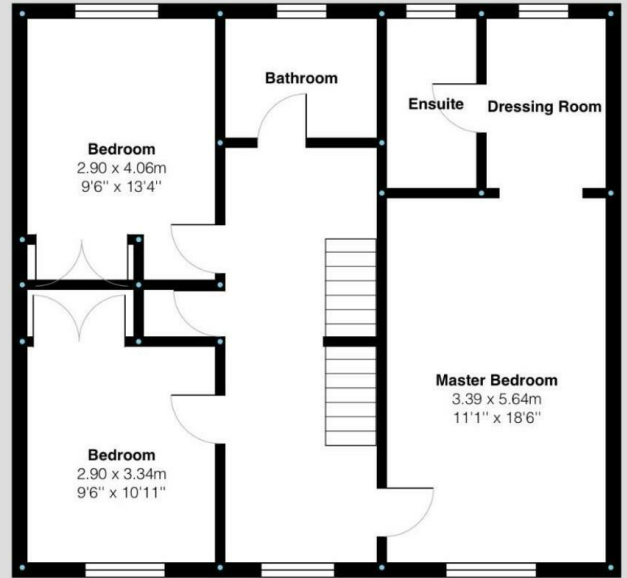
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# Floor Plan

Ground Floor:



First Floor:



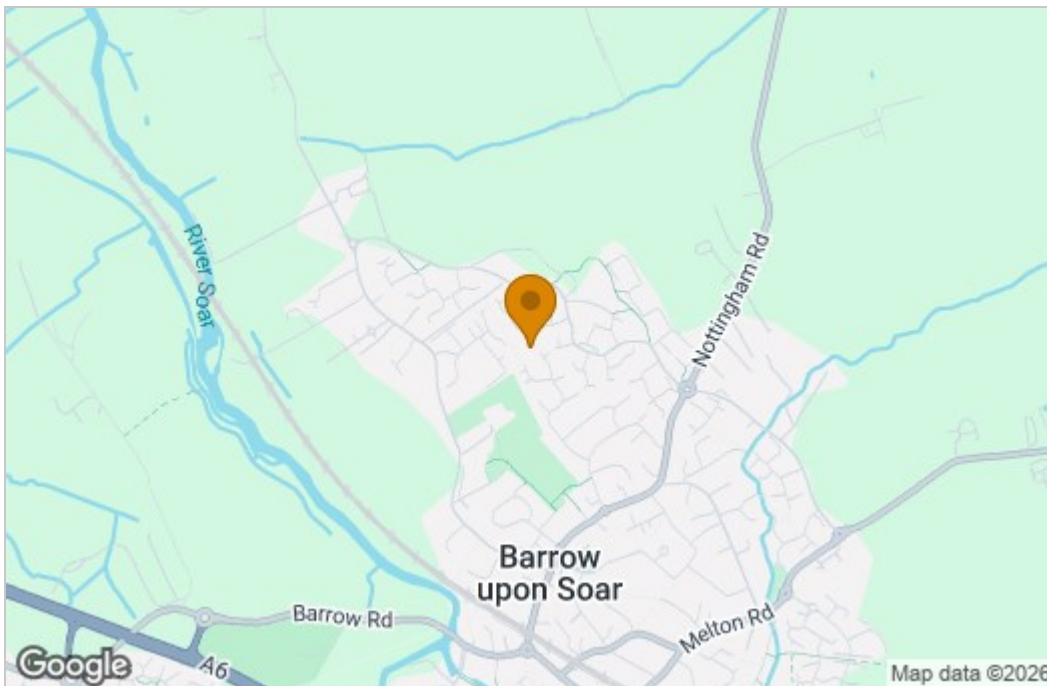
Flint Lane, Barrow Upon Soar  
Internal Square Footage: 1776 sq.ft

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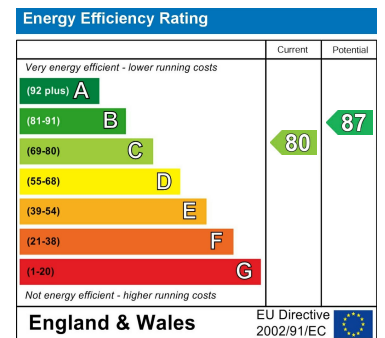
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## Area Map



## Energy Efficiency Graph



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