Holders

A Modern Estate Agent

23 Hillcrest Drive, Loughborough, LE11 2GX

£415,000

Holders Estate Agents are delighted to bring to market this four bedroom detached family home situated in the earlier phase of the Grange Park development. It is presented well and ready to move into, this home has been designed with the modern family in mind and must be viewed internally to appreciate the level of accommodation on offer. In brief it offers an entrance hallway, lounge, kitchen/diner, utility room, downstairs w.c, four bedrooms one en-suite and the family bathroom. Outside it offers off road parking for two cars, single detached garage and rear garden.

Summary
Upon entering the property through the front door, you find yourself in the entrance hallway, which provides access to the kitchen/diner, lounge, downstairs w.c., and the staircase leading to the first floor.

The kitchen/diner is equipped with a matching range of wall and base units with countertops above. Within the kitchen area, there is an integrated dishwasher, fridge and freezer, inset sink drainer, integrated electric ovens and induction hob with stainless steel extractor fan above. Transitioning to the dining area, you will discover ample space for a dining set and related furniture, which is further enhanced by windows on both the front and rear elevations, as well as access to the utility room.

The utility room is furnished with a corresponding range of wall and base units with countertops above. This space accommodates plumbing for a washing machine, under-counter space for a dryer, a wall-mounted gas boiler, and a door leading to the rear, which opens to the patio area and the garden beyond.

Returning to the hallway, you will find the conveniently positioned downstairs w.c., which is equipped with a two-piece suite consisting of a low flush w.c. and a pedestal wash hand basin.

The lounge extends across the full width of the property and is a delightful, light-filled room, thanks to a window at the front elevation and patio doors that open to the garden.

Ascending to the first floor, you arrive on the landing, which provides access to the four bedrooms, a family bathroom and a storage cupboard.

Bedroom one is located at the front of the property, featuring a window to the front elevation, fitted wardrobes, and a door leading to the en-suite.

The en-suite shower room is equipped with a three-piece suite that includes a walk-in shower cubicle, a pedestal wash hand basin, a low flush w.c., and a frosted window to the front elevation.

Bedroom two is also positioned at the front of the property and features a window to the front elevation along with fitted wardrobes.

Bedroom three and four are both situated at the rear of the property and have windows that overlook the rear garden.

The family bathroom is fitted with a three piece suite comprising bath with shower over, back to wall w.c., pedestal wash hand basin and a frosted window to the rear elevation.

Outside you find the property positioned nicely on the corner, it offers off road parking for several vehicles to the side which in turn leads to the detached single garage benefitting from lighting and power.

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.

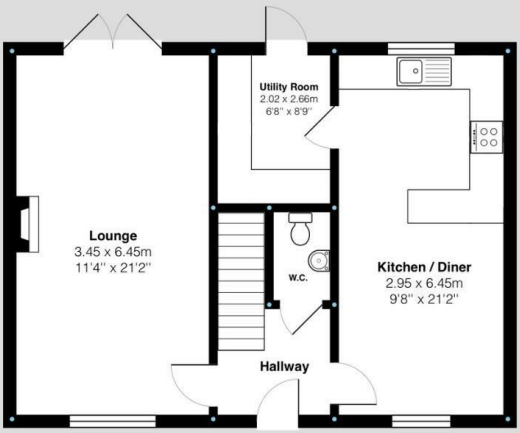
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

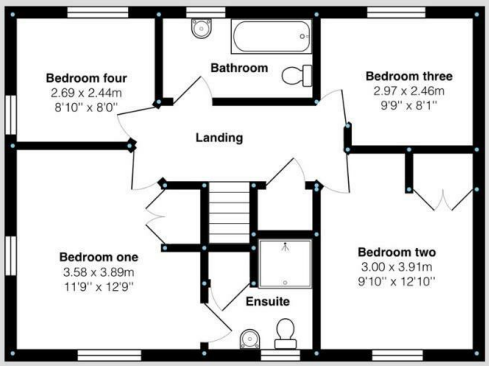
Extra information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



Hillcrest Drive, Loughborough
Internal Square Footage: Approx 1216 sq.ft

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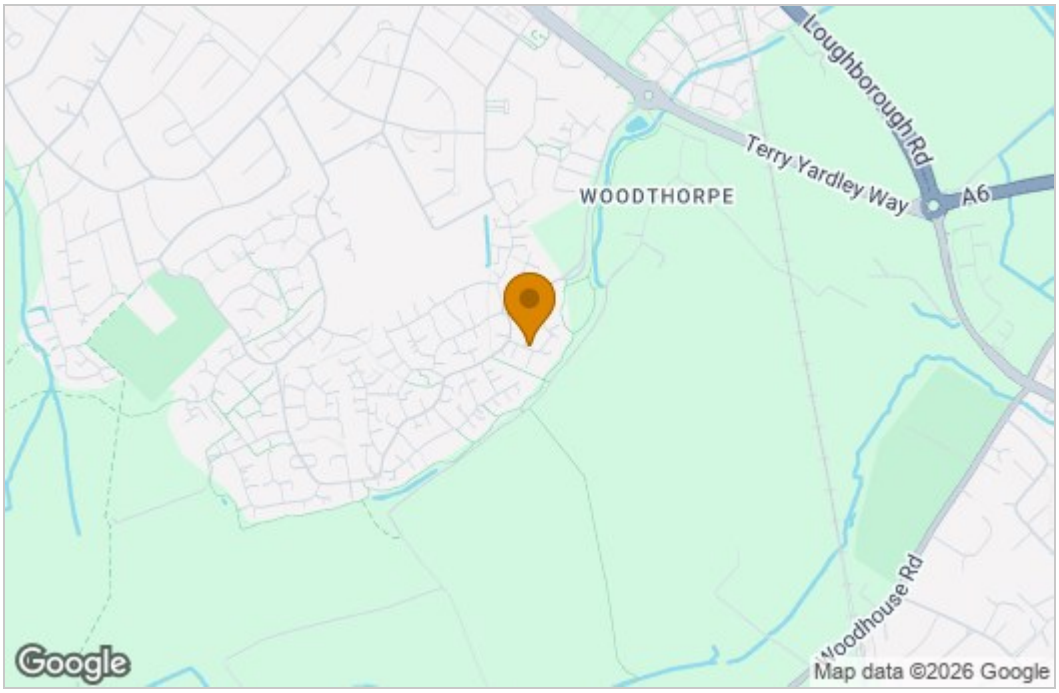
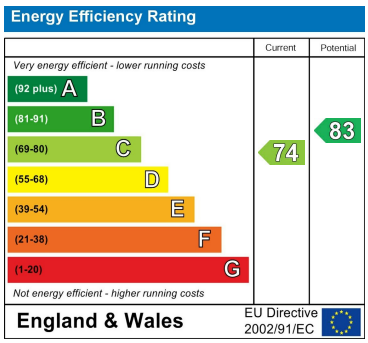
Area Map



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.

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