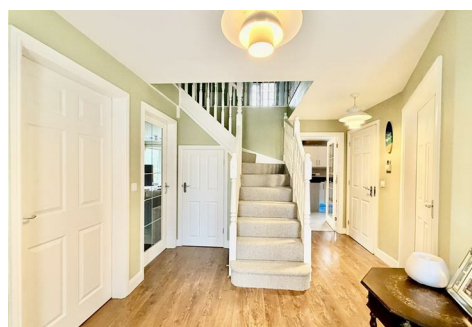


# Holdere

A Modern Estate Agent



**14 Roman Close, Loughborough, LE12 8XY**

**£580,000**

A spacious four-double-bedroom family home located within a highly desirable development, occupying a quiet cul-de-sac position.

The well-planned interior opens into an attractive entrance hallway with a central staircase, cloak cupboard and WC, leading to a generous lounge, a separate sitting room/playroom, a study, an impressive open-plan living dining kitchen, and a utility room.

To the first floor, a galleried landing provides access to four double bedrooms, with the principal and second bedrooms benefiting from en-suite facilities, alongside a modern family bathroom.

Externally, the property offers a double-width driveway providing parking for up to five vehicles, a double garage, and a private enclosed rear garden featuring both patio and lawned areas. Early internal viewing is highly recommended.

## Summary

The property is approached via an open front porch with a composite entrance door featuring an obscure glazed panel, opening into a welcoming and generously proportioned entrance hallway. The hallway is finished with attractive flooring and features a central staircase rising to the first floor with white balustrade and spindles, together with a useful understairs storage cupboard, creating both an impressive and practical first impression.

From the hallway there is access to a well-appointed cloakroom fitted with a low flush WC, wash hand basin, extractor fan, tiled flooring and an additional storage cupboard. A separate study provides an ideal space for home working or quiet reading, complete with a front-facing window allowing for natural light and a radiator. The main lounge is positioned to the rear of the property and enjoys views over the garden, with French doors and matching glazed side panels creating a bright and airy atmosphere, complemented by two radiators for comfort.

An additional reception room currently utilised as a sitting room or playroom offers flexible living accommodation, complete with a window to the front aspect and a radiator, making it suitable for a variety of family needs.

The heart of the home is the impressive open-plan living dining kitchen, beautifully fitted with a range of quality base units and drawers topped with granite U-shaped preparation work surfaces, matching wall cupboards and concealed coloured under-lighting. Integrated appliances include a one-and-a-half stainless steel sink and drainer with mixer tap, a four-ring gas hob with extractor hood above, a double oven.. The adjoining living and dining area benefits from French doors opening onto the rear garden, additional windows to the rear and side elevations, inset ceiling spotlights, creating a superb sociable space ideal for entertaining and everyday family life.

A matching utility room provides further practicality with granite-effect worktops, a single drainer sink unit with cupboards beneath, an integral dishwasher and space for a washing machine. Wall-mounted cupboards offer additional storage, with one discreetly housing the gas-fired boiler.

To the first floor, a spacious galleried landing provides access to the loft space and an airing cupboard housing the hot water cylinder. The

principal bedroom is a well-proportioned double room with a window to the front elevation and is complemented by a separate dressing room fitted with three double-fronted floor-to-ceiling wardrobes, one with mirrored doors, and a window to the rear. The en-suite shower room is fitted with a double shower enclosure, low flush WC, pedestal wash hand basin, two mirrored cabinets, shaver point, tiled flooring and a uPVC obscure window to the rear.

Bedroom two is another generous double room situated at the rear of the property with a uPVC window, recessed space suitable for wardrobes and a radiator, and is served by its own en-suite shower room comprising a double shower tray with gravity-fed shower, pedestal wash hand basin, low flush WC, shaver point, mirrored cabinet, tiled flooring, extractor fan, ceiling spotlights and an obscure side window. Bedrooms three and four are both comfortable double rooms positioned to the front elevation, each benefiting from radiators, with bedroom three also featuring directional spot lighting.

The family bathroom is stylishly appointed with a panelled bath, pedestal wash hand basin, low flush WC and a separate shower enclosure with glass screen door. Additional features include a mirrored cabinet, shaver point, obscure rear window, radiator, tiled flooring, extractor fan and directional ceiling spotlights.

Externally, the property occupies a pleasant cul-de-sac position and enjoys an open-plan front garden laid to lawn with mature laurel hedging and a central brick pathway leading to the entrance. A double-width driveway provides off-road parking for up to five vehicles and includes an electric car charging point, giving access to the double garage and a gated pathway to the rear garden. The double garage is equipped with a manual up-and-over door, power, lighting and a personal door opening into the garden.

The rear garden is privately enclosed and thoughtfully arranged with both lawned and patio seating areas, screen fencing, well-stocked borders, an outside tap and security lighting. There is also additional storage space to the side of the property, making the outdoor space both attractive and highly functional for family living and entertaining.

## 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.

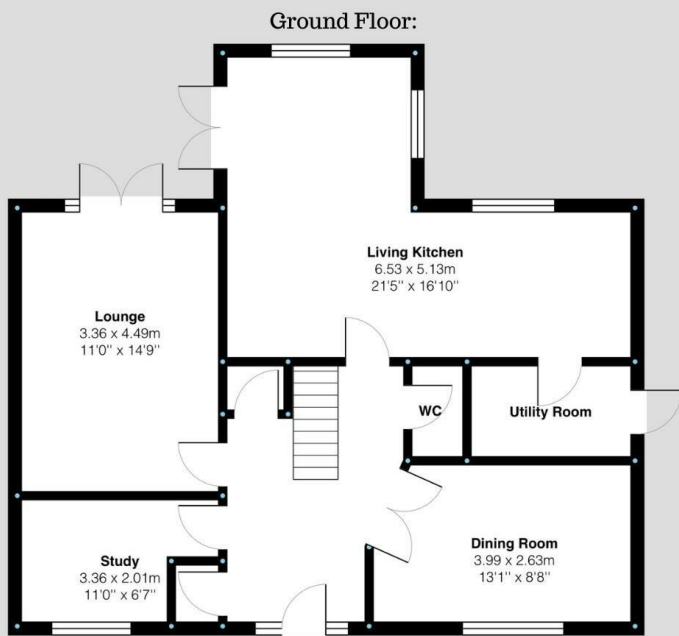
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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**

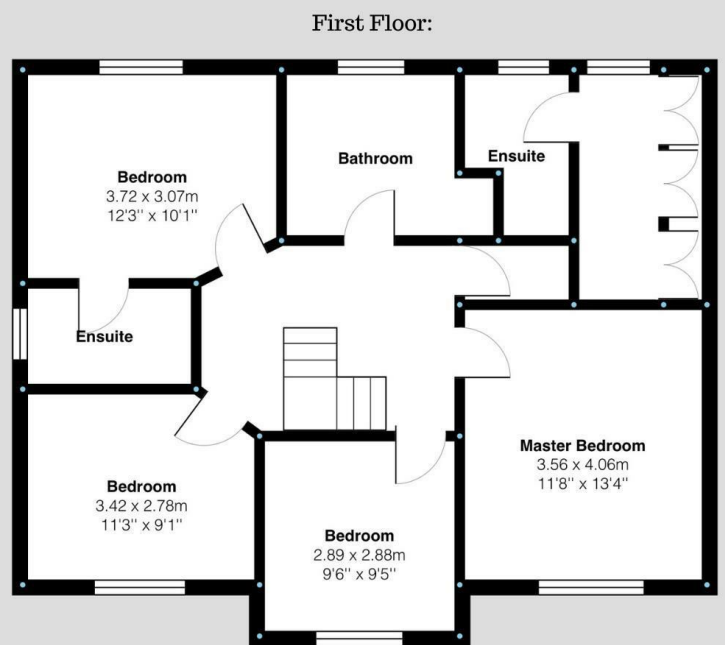
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# Floor Plan



Roman Close, Barrow Upon Soar  
Internal Square Footage: Approx 1722 sq.ft

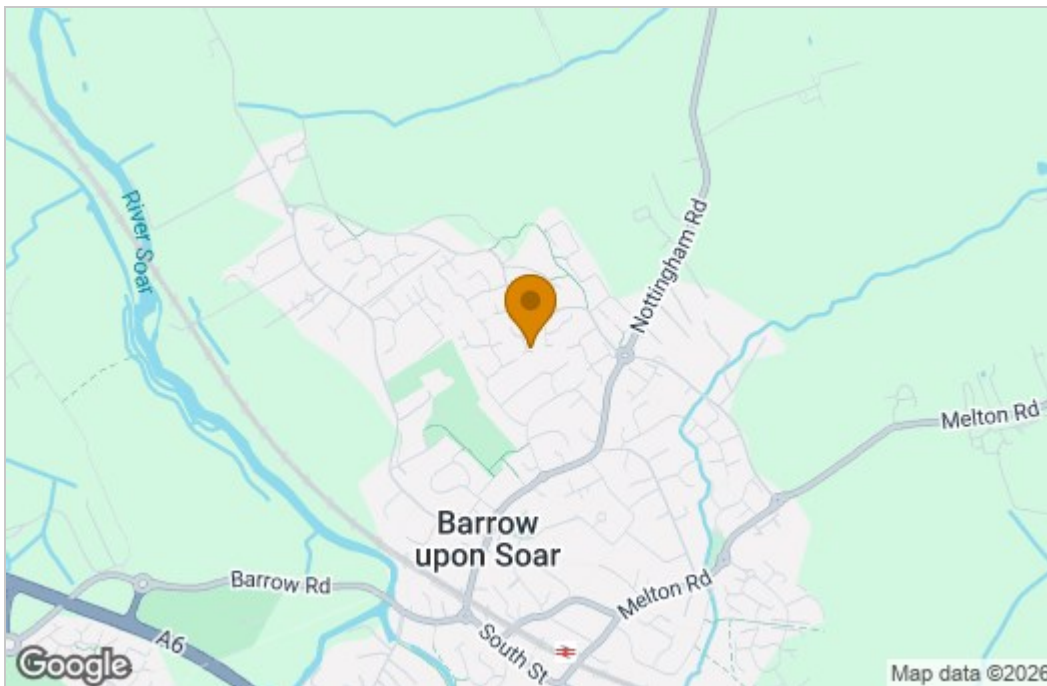
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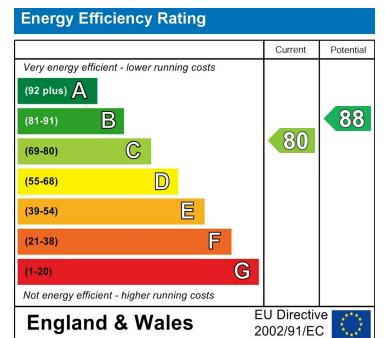
Roman Close, Barrow Upon Soar  
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**Holdings**  
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# Area Map



# Energy Efficiency Graph



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