

# 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.

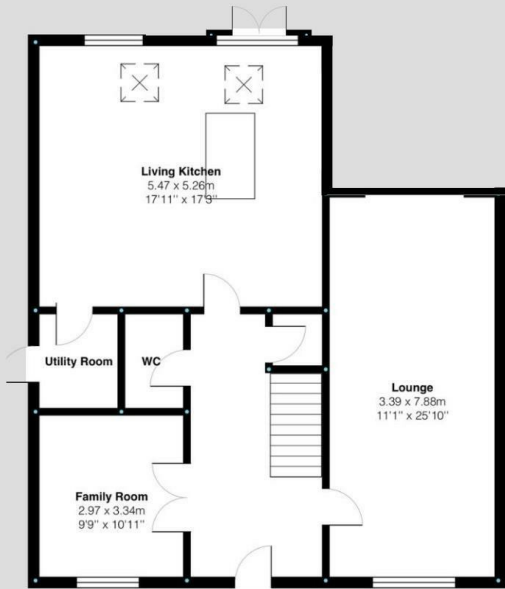
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make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

#### **Extra information**

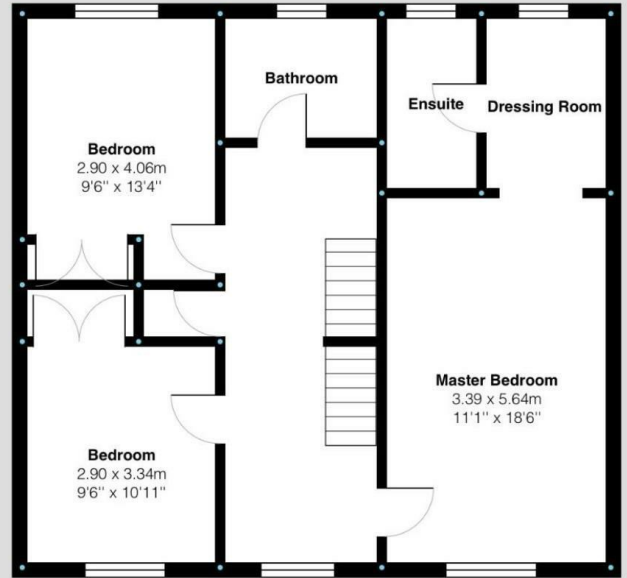
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



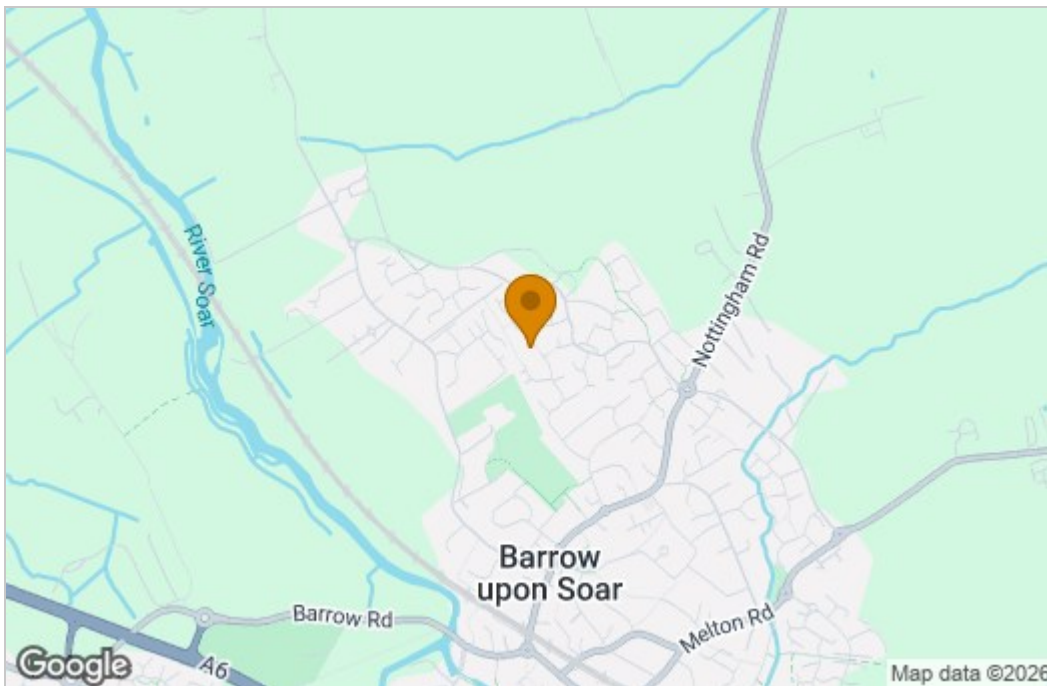
Flint Lane, Barrow Upon Soar  
Internal Square Footage: 1776 sq.ft

**Holdere**  
A Modern Estate Agent

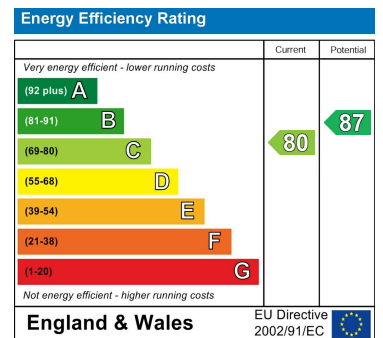
Flint Lane, Barrow Upon Soar  
Internal Square Footage: 1776 sq.ft

**Holdere**  
A Modern Estate Agent

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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