Holders

A Modern Estate Agent









Plot 11 Blackbrook Meadow Oakley Road, Loughborough, LE12 9AX

Guide price £258,000

A stylish and well-presented three-bedroom home set within the sought-after Thimble Mill Close development, offering modern open-plan living and excellent family space. With a private rear garden and off-road parking, this property is perfect for first-time buyers and growing families alike.

Summary
Incentives by negotiation

Located within the popular development of Thimble Mill Close, this modern three-bedroom home offers well-proportioned accommodation ideally suited to first-time buyers, couples and families alike.

The property is entered via a welcoming entrance hall, providing access to the living room and stairs rising to the first floor. The living room is positioned to the front elevation, offering a bright and comfortable space, with access through to an inner hall. From here, there is a useful understairs storage cupboard, a convenient ground floor cloakroom fitted with a WC and wash hand basin, and access to the open plan kitchen/diner.

The kitchen/diner forms the heart of the home and is fitted with a range of wall and base units, incorporating an integrated hob and sink unit, with a window overlooking the rear garden. The dining area provides ample space for a table and chairs, with double doors opening directly onto the garden, creating an ideal space for both everyday living and entertaining.

To the first floor, the landing leads to three bedrooms, including a principal bedroom with the benefit of an en-suite shower room. There are two further well-proportioned bedrooms, along with a family bathroom fitted with a modern three-piece suite. Additional storage and loft access are also available from the landing.

Externally, the property benefits from gardens to both the front and rear, with the rear garden providing a private outdoor space. A driveway offers off-road parking.

This well-presented home combines modern living with practical design, set within a desirable residential location.

(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.

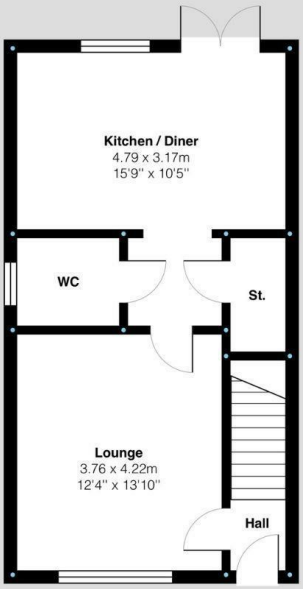
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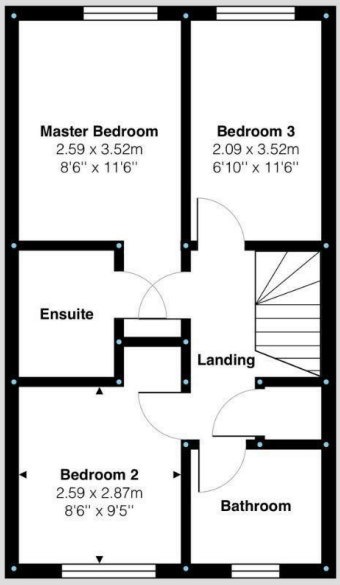
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



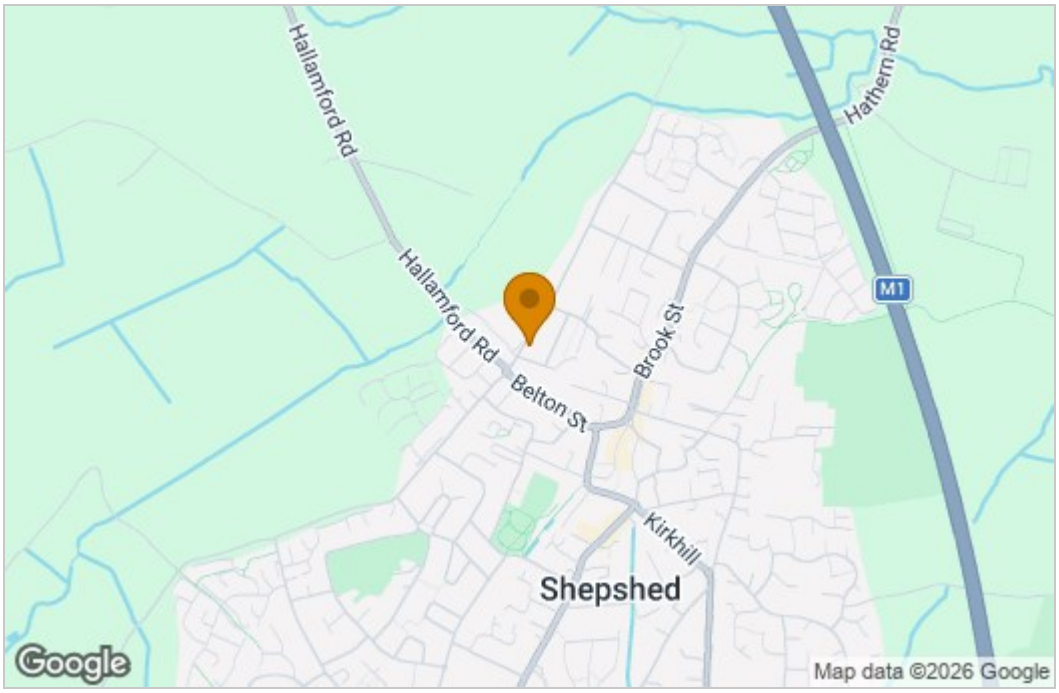
Thimble Mill Close, Shepshed
Internal Square Footage: Approx 928 sq.ft

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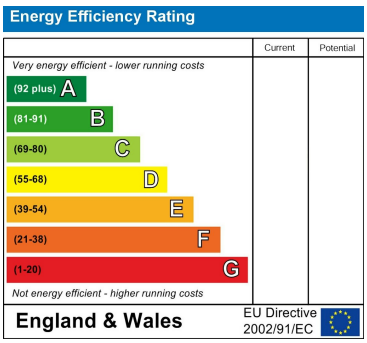
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Area Map



Energy Efficiency Graph



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