Holders

A Modern Estate Agent

5 Peelers Place, Loughborough, LE11 2GL

£294,000

An exceptional three-bedroom detached family home designed with the modern family in mind, being beautifully presented throughout and featuring a spacious lounge, an impressive dining kitchen, a family bathroom and en-suite to the principal bedroom.

Summary
An exceptional modern family home, beautifully presented throughout and occupying a distinctive position within this sought-after residential setting on the edge of Loughborough. Offering generous and versatile accommodation arranged over two floors, the property combines contemporary styling with practical family living, enhanced by an attractive rear garden.

The accommodation is entered via a welcoming hallway with staircase rising to the first floor and a convenient ground floor cloakroom and w/c. To the front of the property, a superb lounge provides an impressive living space, flooded with natural light from multiple aspects and enjoying an attractive open feel. The heart of the home is the substantial dining kitchen, an outstanding space designed for modern living and entertaining, with ample room for both dining and everyday family life. The layout creates an excellent flow between the principal reception areas and makes a great space for all the family to enjoy.

To the first floor, the landing gives access to three well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, creating a private retreat, while the remaining bedrooms are served by a stylish family bathroom. The arrangement offers flexibility for growing families, those working from home, or buyers seeking guest accommodation.

Externally, the property continues to impress. The rear garden has been thoughtfully arranged to provide a variety of outdoor spaces, including a patio ideal for al fresco dining and entertaining, a lawned area for family enjoyment, and an attractive gravelled section that adds both character and ease of maintenance. Together, these elements create a private and versatile outdoor environment suitable for all seasons. There is a private driveway offering off road parking for multiple vehicles.

Situated within easy reach of Loughborough's excellent range of amenities, highly regarded schools, transport links and leisure facilities, this superb home presents a rare opportunity to acquire a stylish and spacious property in a desirable location. Early viewing is strongly recommended to fully appreciate the quality, space and individuality that Peelers Place has to offer.

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.

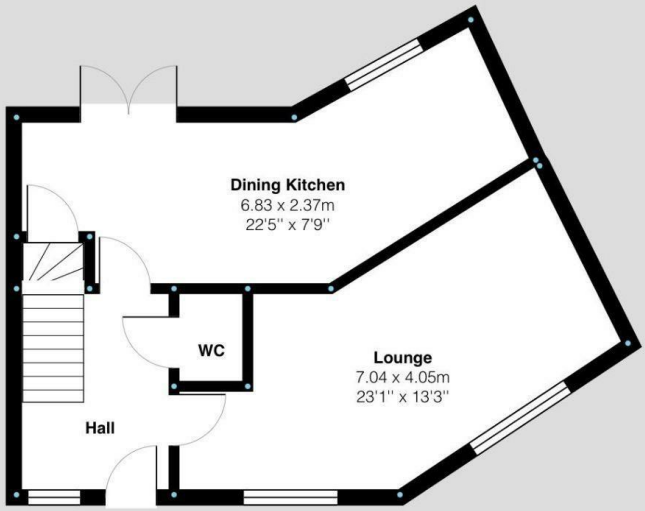
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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:



Peelers Place, Loughborough
Internal Square Footage: Approx 1077 sq.ft

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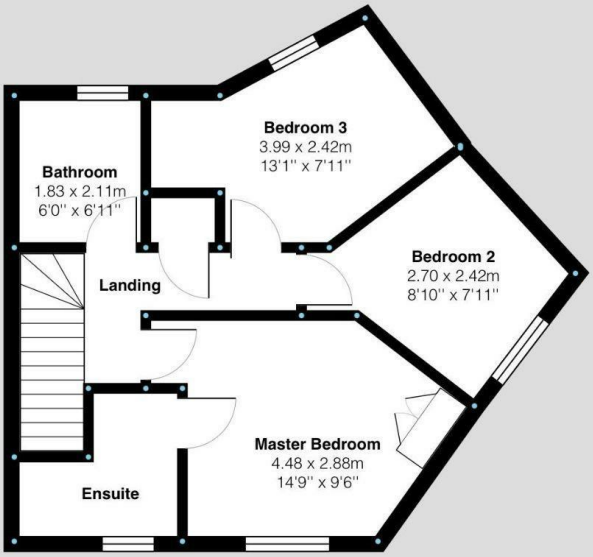
First Floor:



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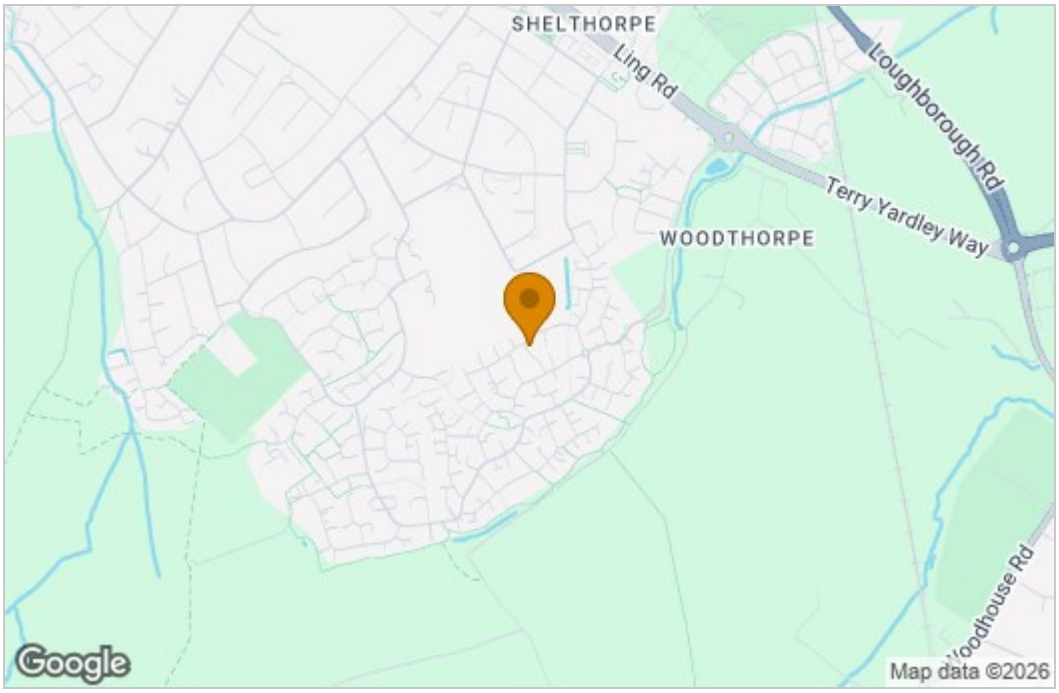
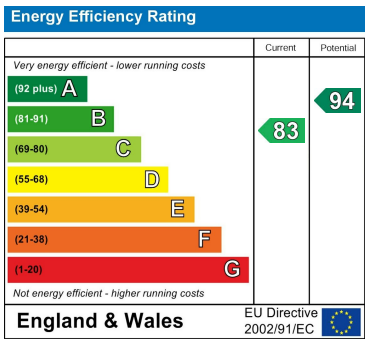
Area Map



Energy Efficiency Graph



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