

Holderr

A Modern Estate Agent



Plot 185 Woolcroft Rise Ingleberry Road, Loughborough, LE12 9DE

£425,000

BRAND NEW HOME

SOUTH FACING GARDEN

LOCATED NEAR OPEN GREEN SPACE

MOVE IN THIS SUMMER

EN SUITE & FITTED SLIDING WARDROBES TO THE MASTER BEDROOM

£10,000 GIFTED DEPOSIT

Summary

Experience a home designed for the rhythms of modern life. The four-bedroom Wyatt blends expansive open-plan areas with intimate retreats, offering a layout that is as functional as it is elegant.

The Heart of the Home

The ground floor is defined by a superior open-plan kitchen and dining suite. Bathed in natural light from contemporary French doors, this space seamlessly transitions into an inviting family area—perfect for relaxing while dinner simmers.

Symphony Designer Kitchen: Featuring sleek cabinetry that conceals an abundance of clever storage solutions.

The Lounge: Located across the hall, this substantial room features a classic bay window, creating a refined sanctuary for evening relaxation.

Practical Extras: A dedicated utility cupboard and a discreet cloakroom ensure the main living areas remain clutter-free.

Rest and Refinement

Upstairs, the Wyatt continues to impress with four generously proportioned bedrooms, each finished in a neutral palette—a blank canvas ready for your personal touch.

Master Suite: A private haven complete with mirror-fronted sliding wardrobes and an exclusive en suite shower room.

Family Bathroom: A high-end four-piece suite featuring a separate bath and shower.

Premium Finishes: Styled with elegant Roca white sanitary ware and polished Hansgrohe fittings.

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

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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.

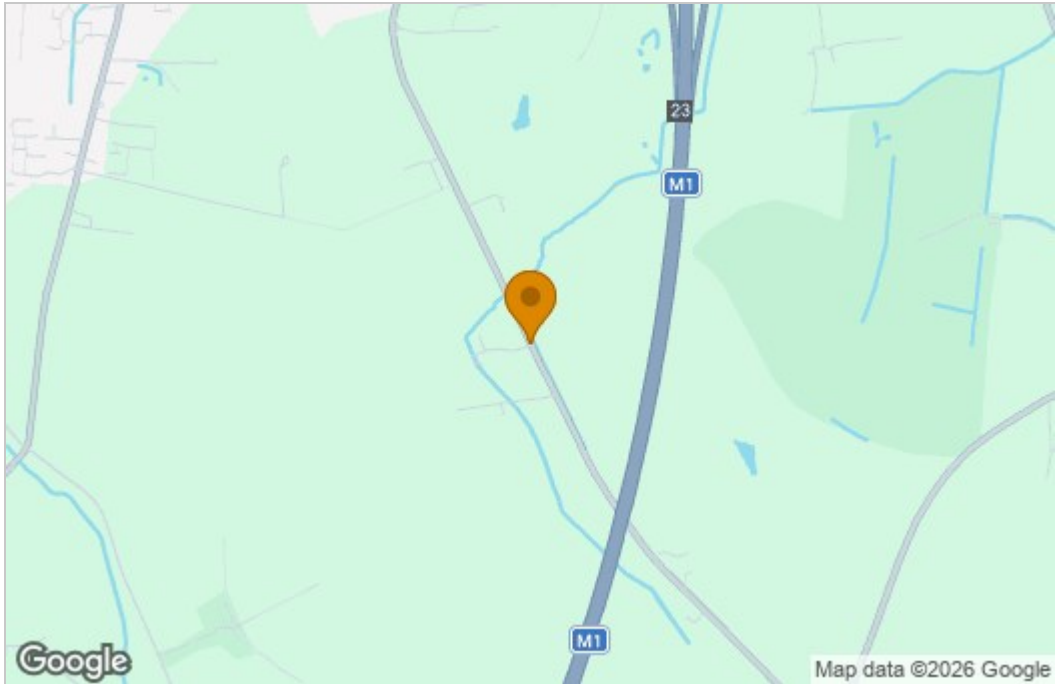
Extra Information

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

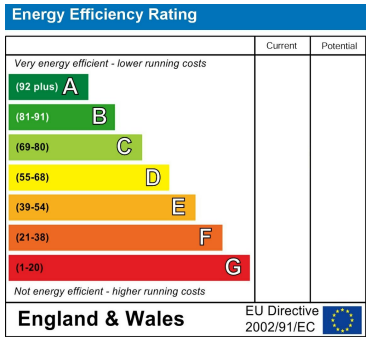
Floor Plan



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.