Holders

A Modern Estate Agent









8 Lilleshall Way, Loughborough, LE11 4DD

Offers over £475,000

Holders are delighted to present this NO UPWARD CHAIN, immaculately presented highly upgraded four bedroom detached family home lying in this highly sought after location within Stonebow Primary School catchment area and in close proximity to Stonebow Washlands and Garendon Park beyond.

Summary

Upon entering the property via the spacious entrance hallway this gives access to all ground floor accommodation and stairwell rising to the first floor.

The heart of this home is the stunning open plan living kitchen which provides an excellent space for all the family to enjoy. The kitchen is fitted with an array of base and eye level units with work surfacing over and fitted breakfast island with inset sink and tap over, integrated eye level ovens and inbuilt extractor hood over, space for an american style fridge freezer and integrated dishwasher & washing machine. There is plentiful space for a living area and further dining area with twin sets of bi-folding doors directly onto the rear garden.

Providing further living space are two reception rooms, providing flexible accommodation in the form of a lounge with a gas feature fireplace and the other making an ideal study/playroom.

On this level you also find the convenient w.c. Fitted with a two piece suite comprising low flush w.c, wash hand basin and window to the side elevation.

Ascend onto the first floor and you will find four well sized bedrooms two of which are en suite and the family bathroom. The en-suites comprises of a walk in showers, w/c and wash hand basins with feature tiled walls. The family bathroom comprises of bath with shower over, low flush w.c, heated towel radiator and feature wash hand basin with storage below.

To the outside the property is set on a generous plot tucked away from the road, with plentiful off road parking space and access to the double detached garage. The rear garden which is complete with a large patio/decked areas, lawned space, established borders all of which is very private and kept secure by wooden fencing.

An internal inspection comes highly recommended to appreciate the level of accommodation on offer.

Disclaimer

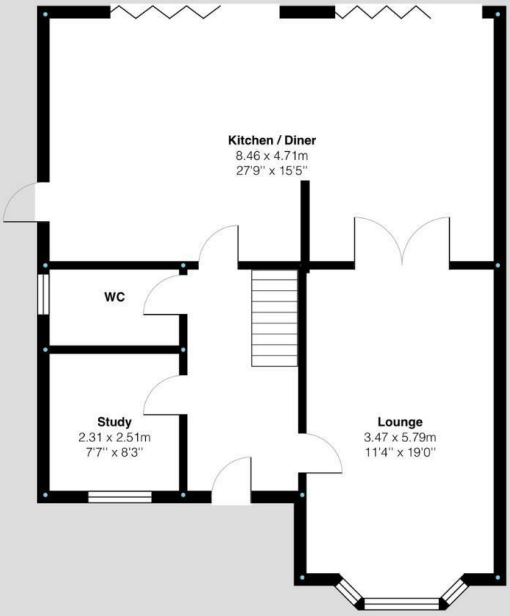
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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Extra information

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

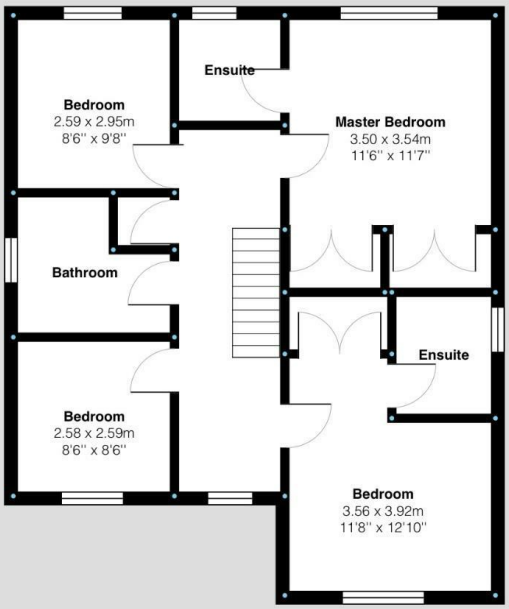
Ground Floor:



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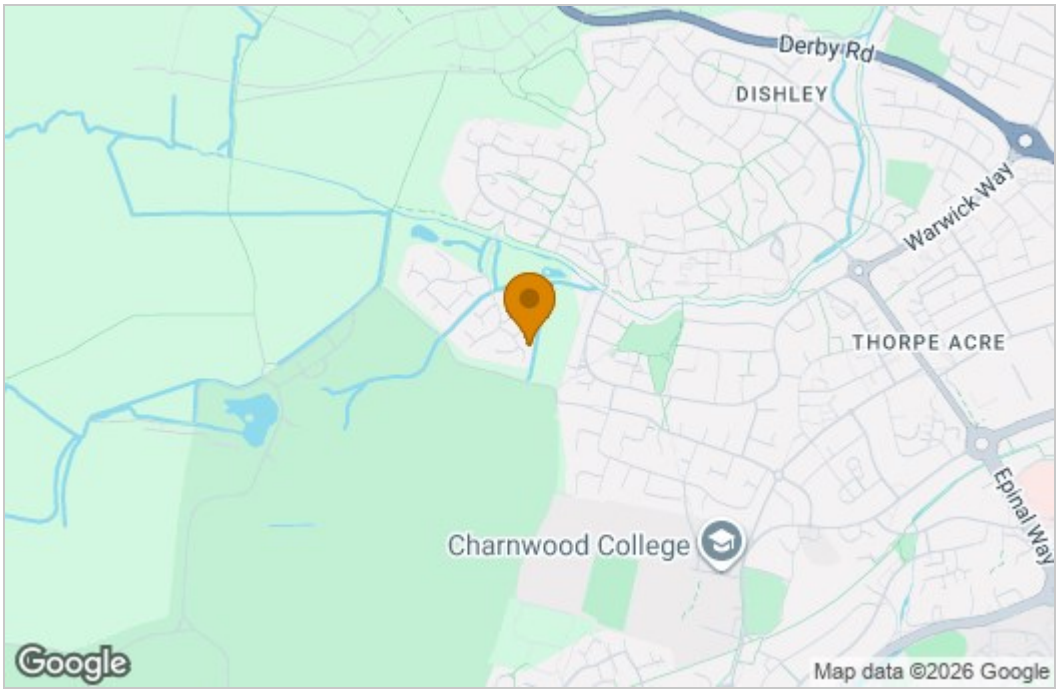
First Floor:



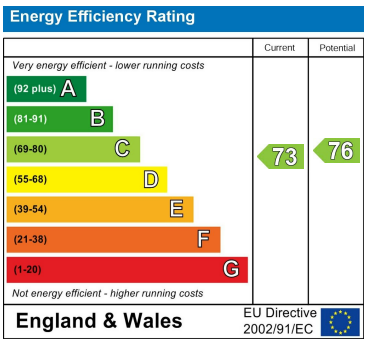
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Area Map



Energy Efficiency Graph



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