

18 Hall Drive, Loughborough, LE12 5AD

Positioned in a private gated community is this modern contemporary, detached property. The property is fitted with the latest technology, with lights, sound, televisions, heating and security cameras, all controlled at the click of a button. At the heart of the home is a living kitchen with integrated appliances, underfloor heating throughout the majority of the ground floor and three large reception rooms which includes a cinema room installed by Decorum with reclining cinema seating. In addition to the kitchen and reception rooms is a utility, cloaks/WC, a converted double garage currently used as a home gym. On the first floor the landing leads to five generously sized bedrooms, with the bedroom one having a walk through dressing room and large en-suite with 'His & Hers' basins. The second bedroom also enjoys an en-suite shower room and walk-in wardrobe. The family bathroom serves the remaining three bedrooms. Externally the property has a landscaped low maintenance rear garden with a modern constructed garden room ideal for home working, games room or a garden room and a newly installed swim pool. Within the garden itself is a large artificial lawn, a raised decking area. The property has had replacement aluminium doors and windows throughout with integrated blinds, heating system, with karndean flooring and carpeting throughout. This fabulous house demands early internal viewing to fully appreciate the contemporary feel of the property and the high quality of accommodation as well as the ideal location set in the heart of Burton on the Wolds in a secluded private setting.

£4,200 Per Month

18 Hall Drive

Burton-On-The-Wolds, Loughborough, LE12 5AD



- POPULAR LOCATION
- INDIVIDUAL FIVE BEDROOM FAMILY HOME
- BESPOKE MODERN FITTED KITCHEN
- SECURE GATED ENTRY
- THREE RECEPTIONS
- HOME GYM
- NEWLY INSTALLED SWIM POOL
- EPC RATING C
- COUNCIL TAX BAND G

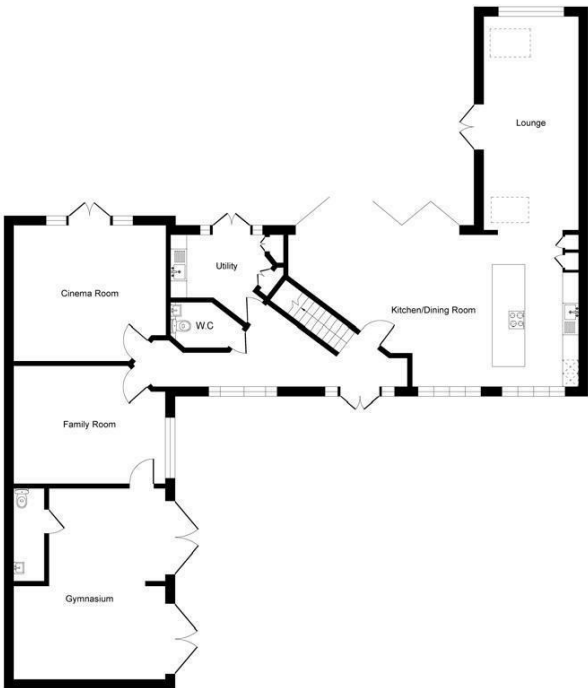


Directions



Floor Plan

Hall Drive Burton on the Wolds Loughborough



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |