

# Holdings

A Modern Estate Agent



14 Juniper Way, Loughborough, LE11 2QA

£225,000

Situated on the well regarded Fairmeadows development, this beautifully presented two-bedroom semi-detached home offers stylish contemporary living with a modern kitchen and bathroom, together with a private rear garden. The property further benefits from a tarmac driveway providing off-road parking for up to three vehicles, attractive front shrubs and secure side access to the rear.

## **Summary**

The property has been thoughtfully maintained and updated by the current owners, creating a home that is ready to move straight into. Upon entering, you are welcomed into a bright and inviting living space which provides an ideal setting for both relaxing and entertaining. To the rear, the contemporary kitchen has been fitted with a range of modern units and quality work surfaces, offering both practicality and style whilst providing access to the rear garden.

Upstairs, there are two well-proportioned bedrooms together with a modern bathroom finished to an excellent standard, featuring sleek contemporary fittings and tasteful décor throughout.

Externally, the property continues to impress with a tarmac driveway positioned to the side of the property, providing off-road parking for up to three vehicles. Attractive shrubs frame the front entrance, creating an appealing first impression, whilst a secure side access gate leads through to the enclosed rear garden. The rear garden offers a private outdoor space ideal for enjoying the warmer months and entertaining guests, mainly laid to lawn with borders and woodland backdrop.

Conveniently positioned for access to local amenities, reputable schooling, commuter routes and nearby transport links, this superb home presents an excellent opportunity to acquire a stylish property within easy reach of both the town centre and Loughborough University. Early viewing is highly recommended.

## **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

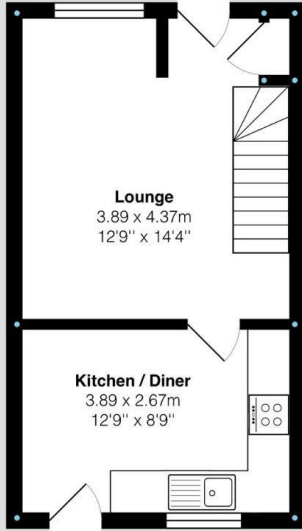
of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## **Extra Information**

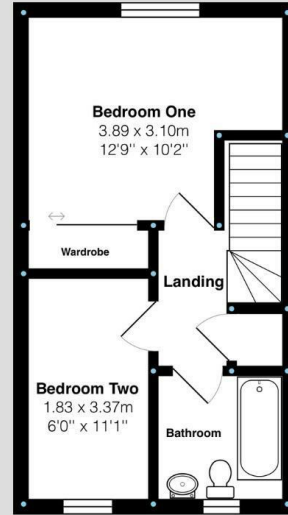
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



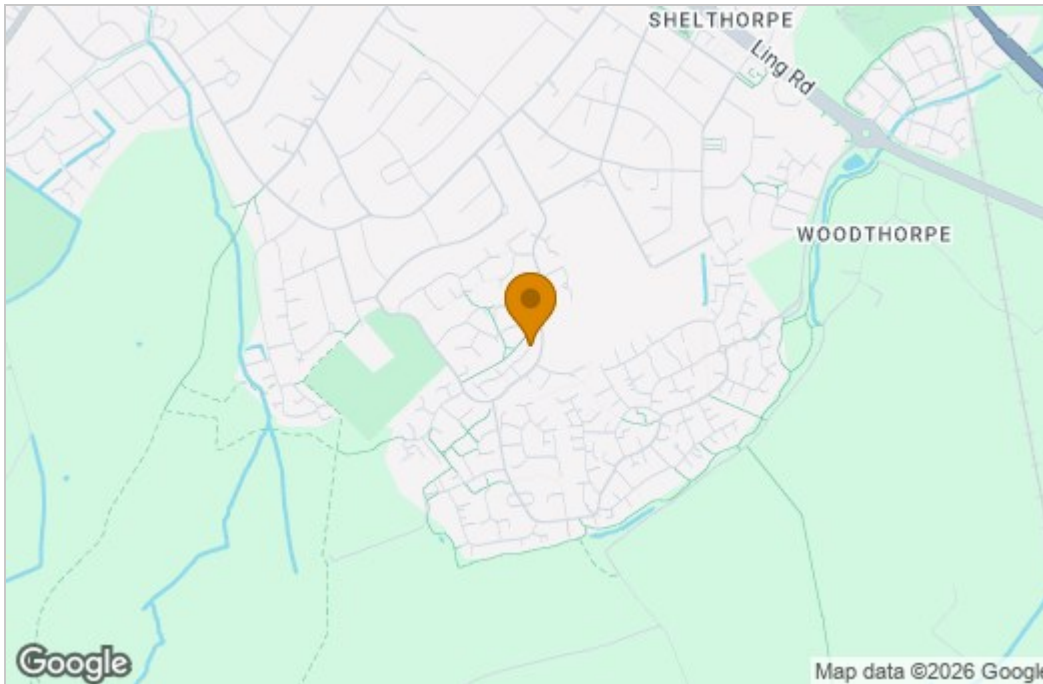
Juniper Way, Loughborough  
Internal Square Footage: Approx 611 sq.ft



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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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