

# Holdere

A Modern Estate Agent



18 Ploughlands, Loughborough, LE12 8WQ

£435,000

Located within the highly desirable Willowbrook development and constructed by the respected William Davis Homes, this impressive four double bedroom detached family home offers spacious and contemporary living throughout.

Thoughtfully designed for modern family life, the property combines high-quality craftsmanship with a well-balanced and practical layout, making it an excellent choice for those seeking both comfort and style in a prime residential setting.

Offering generous living space and positioned on a private driveway, this attractive home also benefits from approximately seven years remaining on its NHBC warranty.

With a large bay window flooding the kitchen with natural light and French doors opening onto the garden from both the lounge and dining room, This property is a contemporary home designed for modern family living. The ground floor comprises a welcoming porch, spacious entrance hall, cloakroom, kitchen, lounge and dining room, while the first floor hosts four well-proportioned bedrooms.

Either the dining room or one of the bedrooms can easily be adapted into a home office, providing a quiet workspace away from the main living areas. The principal bedroom features a built-in wardrobe and en-suite bathroom, creating a relaxing retreat at the end of the day.

The spacious entrance hallway provides access to all ground floor accommodation, with stairs rising to the first floor. The lounge is a light and airy dual-aspect room, ideal for family relaxation, and features double French patio doors opening onto the rear garden. The dining room offers additional versatile living space, equally suitable as a family room, and also benefits from double French patio doors to the garden. The kitchen is located to the front of the property and features a striking bay window to the side elevation. There is ample space for a dining table and the kitchen is fitted with a modern range of base and wall units, inset sink and drainer, and integrated Smeg appliances including a fridge freezer, dishwasher, and oven with hob and extractor hood. A utility room leads from the kitchen, offering an additional sink, space and plumbing for a washing machine and tumble dryer, and a door to the side elevation. A ground floor WC completes the accommodation.

To the first floor are four well-sized bedrooms, including the principal bedroom with dual-aspect windows, fitted wardrobes, and an en-suite shower room comprising a walk-in shower, low-level WC and wash hand basin. The family bathroom is fitted with a four-piece suite including a bath, separate shower, low-level WC and wash hand basin.

Externally, the property is set on a private driveway with off-road parking to the front leading to a garage with power and lighting. The rear garden features a generous lawn and a patio seating area ideal for outdoor entertaining and

family enjoyment. There is also a fitted 7KW EV car charger.

Agent note - there is a yearly management fee for the upkeep and maintenance of the green spacing on the development.

### **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.

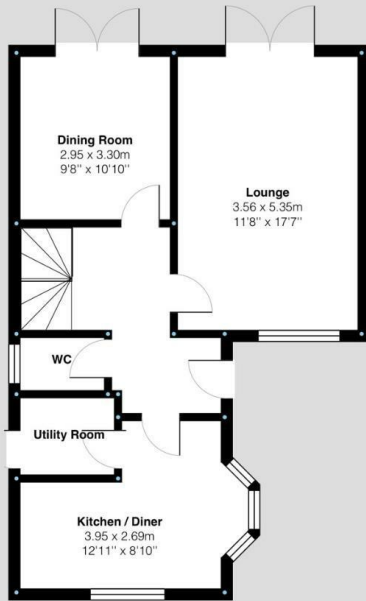
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### **Extra Information**

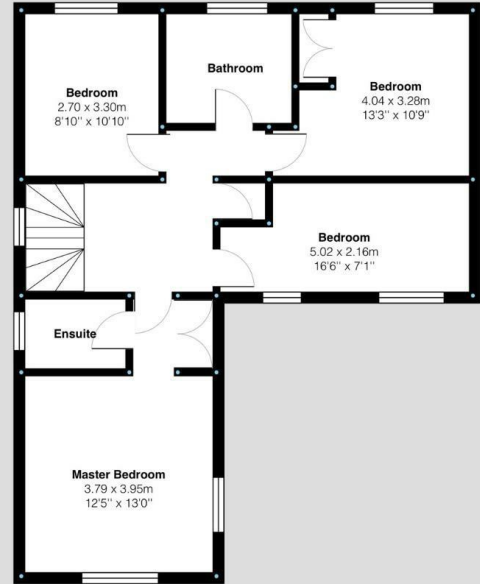
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# Floor Plan

Ground Floor:



First Floor:



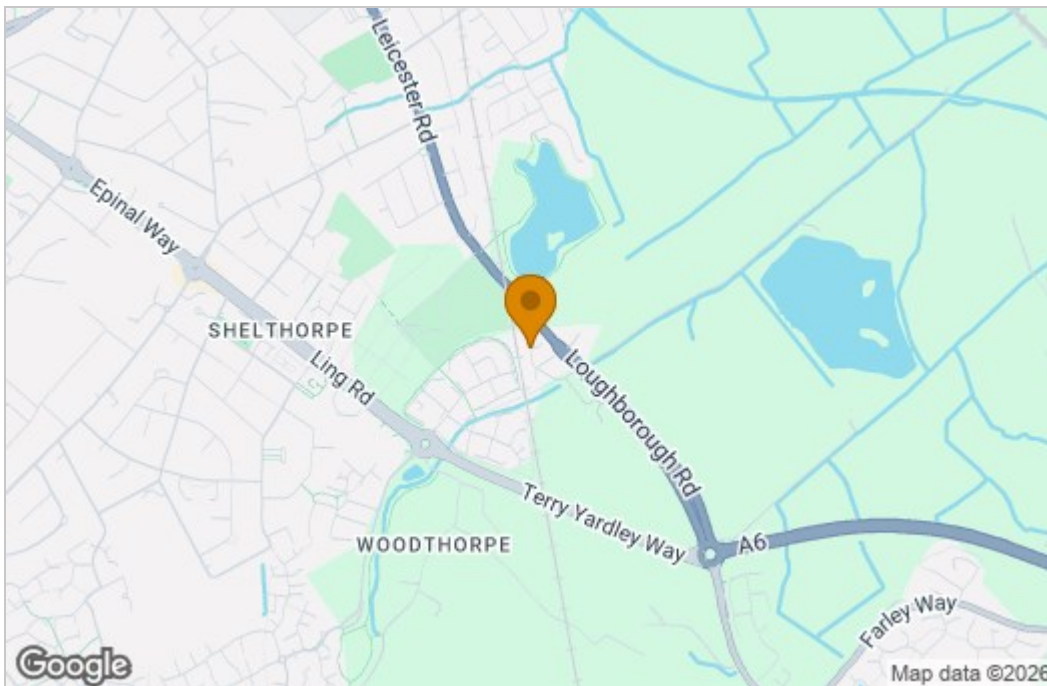
Ploughlands, Quorn  
Internal Square Footage: Approx 1475 sq.ft

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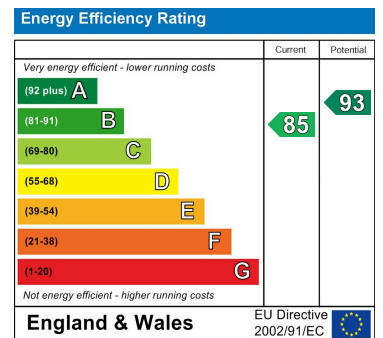
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## Area Map



## Energy Efficiency Graph



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