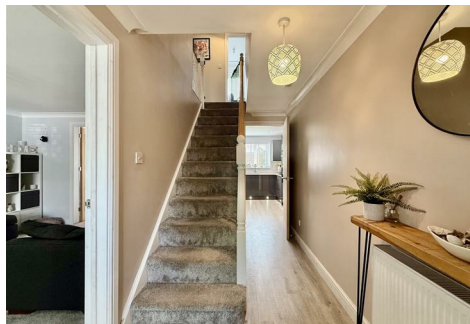


# Holdern

A Modern Estate Agent



3 Oak Close, Loughborough, LE11 2SQ

£475,000

A superb opportunity to purchase this renovated and extended 4 bedroom property that has been tastefully designed with the modern buyer in mind - making the perfect purchase for families and professionals. The property is complete with an abundance of living space arranged over two floors offering aspects of open plan living, four well sized bedrooms, privately aspected rear garden and multiple off road parking spaces. An internal viewing comes highly recommended to appreciate the level of accommodation on offer.

## Summary

Upon entering the property into the entrance hallway you will notice the quality of accommodation from the moment you enter and this provides access onto all ground floor accommodation. The Lounge is plentiful in size and is complete with a feature bay fronted window and double doors leading onto the open plan living kitchen.

The living kitchen is the heart of the home and makes a wonderful space for all the family to relax and socialise in. The Kitchen is fitted with an array of base and eye level units, inset sink and drainer, integrated oven and hob, integrated dishwasher, space for an American fridge freezer and inbuilt breakfast bar. There is also plentiful space for a large dining set and an opening through to a further reception room which provides flexible space to suit the buyers needs and has bi-folding doors leading to the rear garden. Completing the ground floor accommodation is a utility room which has space and plumbing for a washing machine / tumble drier, door to side elevation, door to garage and door a w/c.

Ascend onto the first floor and you will find four well sized bedrooms; master with en-suite and the family bathroom. The master bedroom is of a good size with access onto a en-suite which has been tastefully designed and fitted with a feature walk in shower, low flush w.c, feature wash hand basin and smart tiling throughout. The family bathroom is complete with a bath with shower over, low flush w.c and wash hand basin.

To the outside the property is set in a tucked away position on the popular Fairmeadows development of Loughborough. To the front is a driveway providing off road parking for multiple vehicles. The rear garden is privately aspected and includes a patio area, lawn space and leads to an outside cabin which has power and lighting and planning permission to have a home business.

## 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

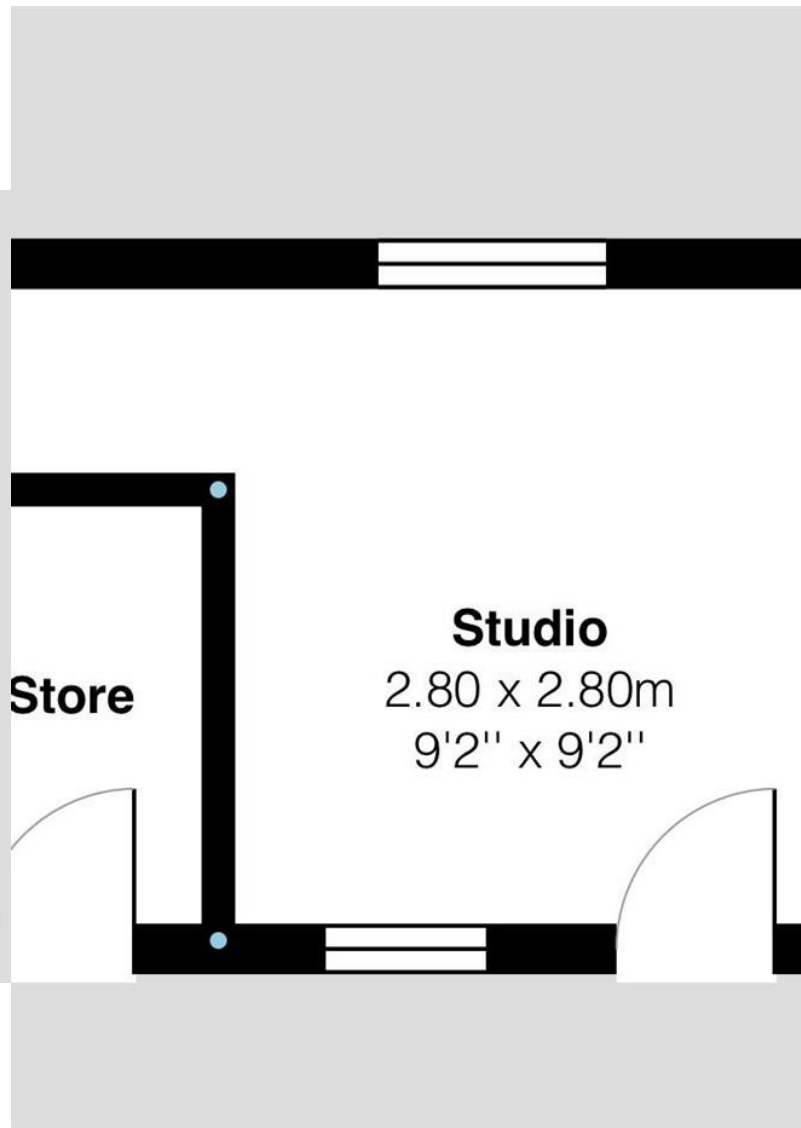
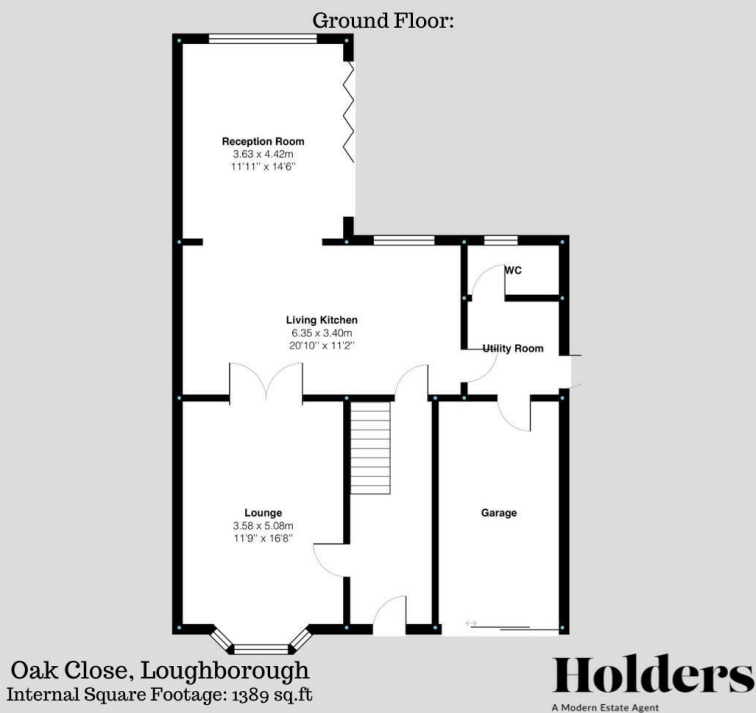
to commission their survey or service reports before finalising their offer to purchase.

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.

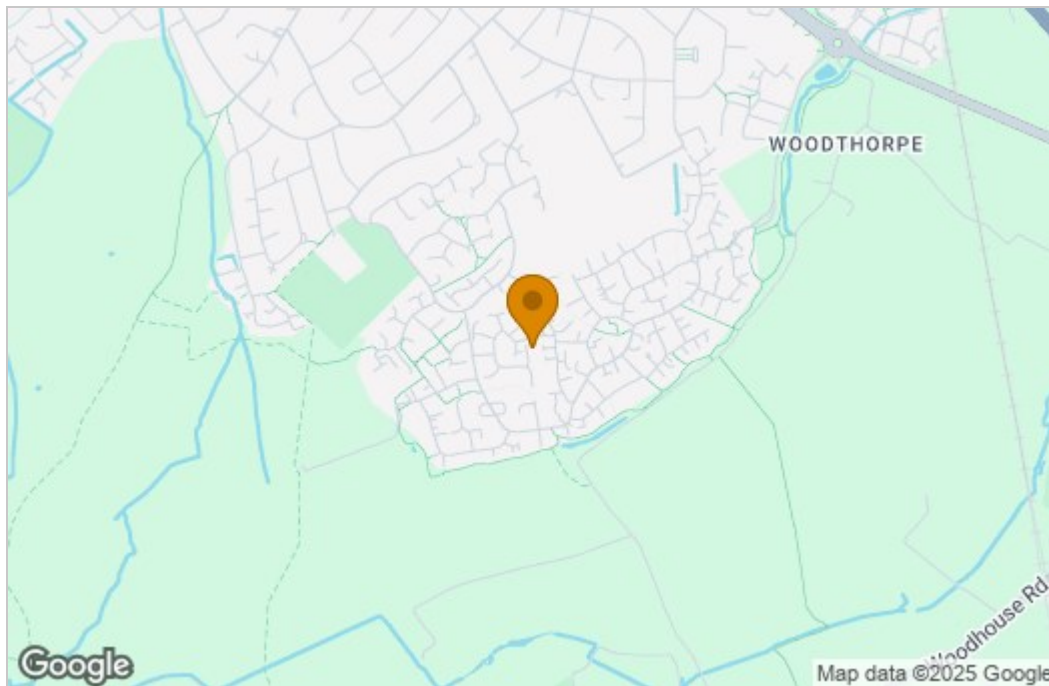
## Extra information

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

## Floor Plan



## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p><b>66</b></p>	<p><b>84</b></p>
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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