

# Holdern

A Modern Estate Agent



81 Woodpecker Way, Loughborough, LE12 9WF

£280,000

A deceptive and stylishly finished detached family home featuring three double bedrooms and a rear facing dining kitchen ideal for summer entertaining. The property occupies this relatively new edge of village development, offering swift access to the M1 motorway network, countryside walks around the corner and an excellent range of village centre shops and amenities. The property would make a great home for the young and growing family, professional couple seeking swift commuter access.

Enter through a useful hall with space to hang coats and straight into a front facing generous lounge which features quality Amtico flooring that spans through the entire ground floor.

The inner hallway offers a ground floor WC and winding staircase to the first floor as well as leading into the full width dining kitchen.

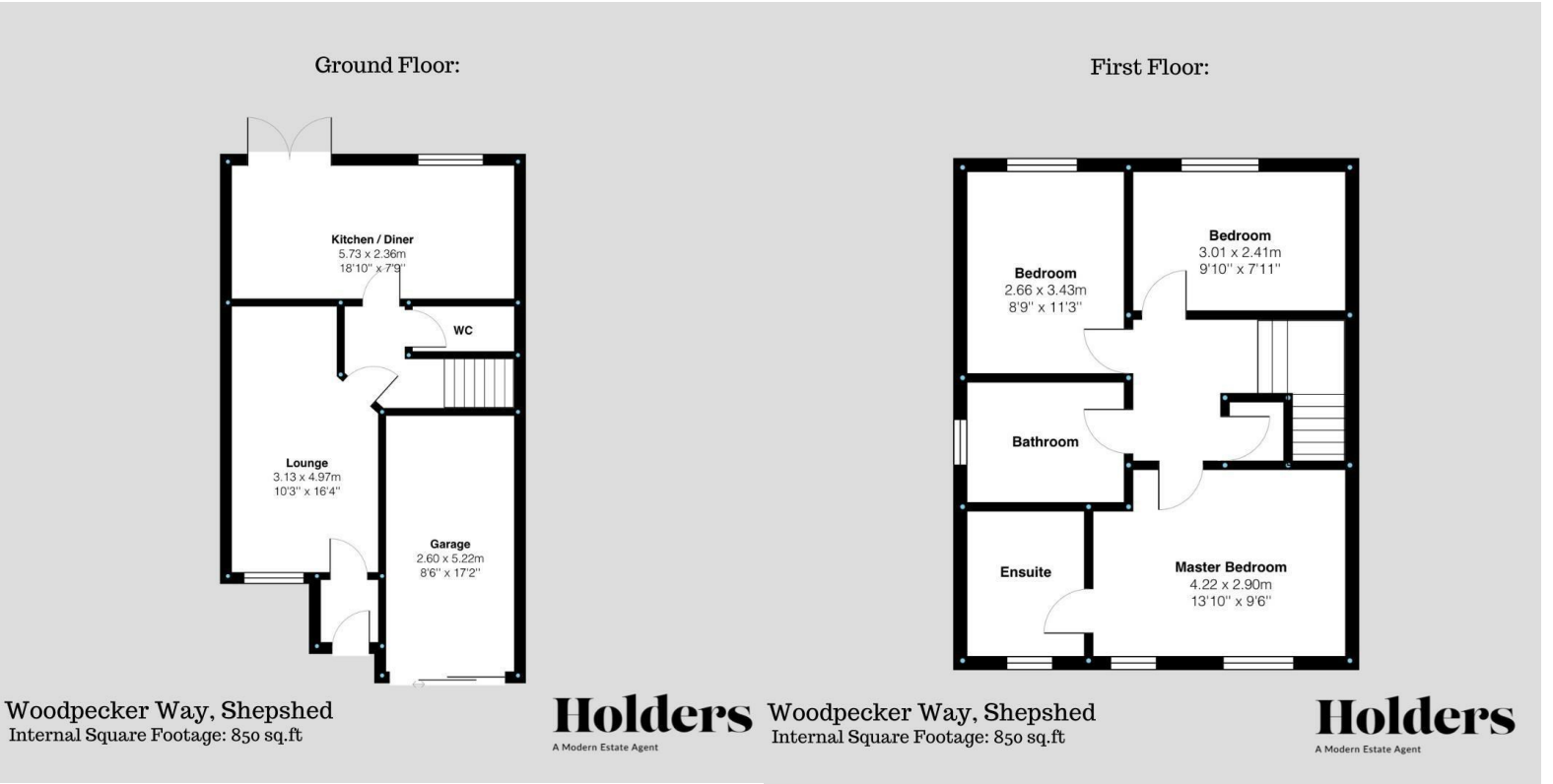
The kitchen has space for a dining table and/or small sofa arrangement along with a contemporary range of cupboards and drawers, built in electric oven, four ring gas hob and extractor, plumbing for both a dishwasher and washing machine, space for an upright fridge freezer and French doors leading out in to the garden.

Upstairs there are three double bedrooms with number one being bright and airy having two windows as well as an en-suite shower room that has a double shower enclosure with mixer shower, half height and fully tiled splashbacks, extractor and window.

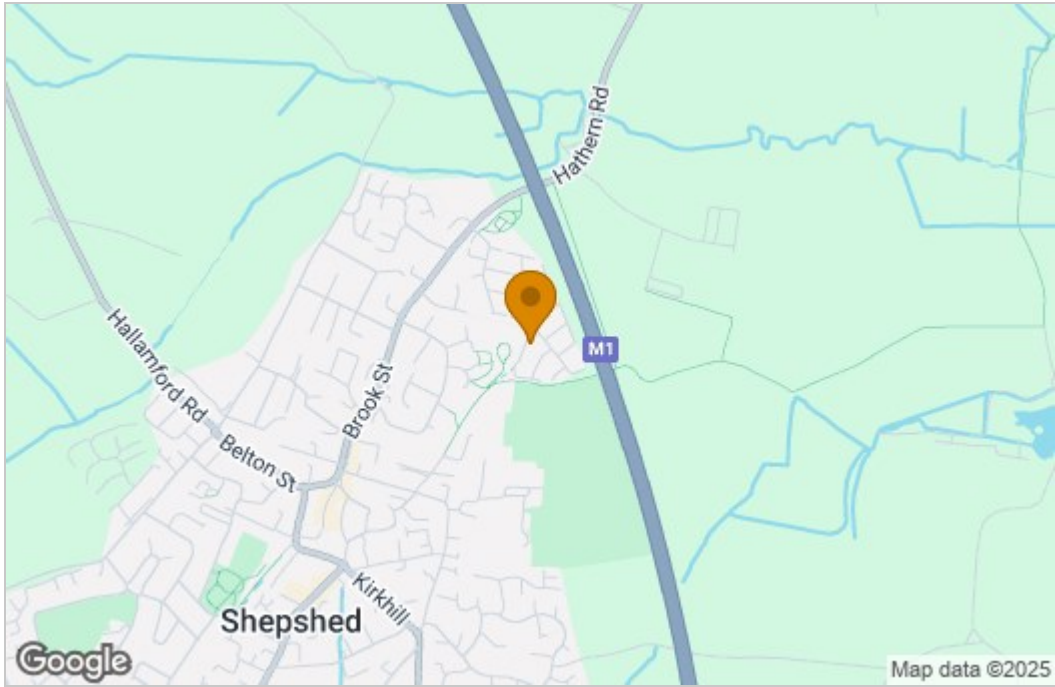
Bedrooms two and three overlook the rear garden, there is a landing airing cupboard with shelving. The family bathroom is a good size with half height tiled splashbacks, extractor and window.

The property is situated on a private driveway with a two car side by side driveway to the front leading to an integral single garage with up and over door, light and power along with gated access to the side leading around to the rear. The rear garden enjoys a lawn space making a great space to enjoy the summer months in!

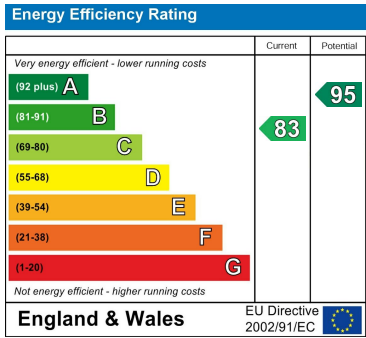
Floor Plan



Area Map



Energy Efficiency Graph



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