

# Holdes

A Modern Estate Agent



21 Daffodil Close, Loughborough, LE11 2UY

£380,000

Holdes Estate Agents are delighted to bring to market with NO UPWARD CHAIN this stunning four bedroom detached home, perfect for the growing family. The property is set in a privately aspected position within this sought after development in Loughborough. In brief internally the property offers an entrance hallway, lounge, stunning open plan Living/Kitchen/Diner, utility room, downstairs w.c., four well proportioned bedrooms with master en-suite and the family bathroom. Outside you find the property located in a lovely tucked away position with open views to the front, there is off road parking and access to the detached single garage at the side which in turn leads to the lovely rear garden.

## Summary

Upon entering the property via the front door you arrive in the entrance hallway, this provides access to all ground floor accommodation, w.c. and stairwell rising to first floor.

The Lounge is a light and airy space with dual aspect windows to front and side elevations with open views to the front making a great space for all the family to enjoy.

The open plan Living/Kitchen/Diner is a great social space and is fitted with an array of modern base and eye level units, inset sink and drainer, integrated dishwasher, integrated gas hob with stainless steel extractor over, integrated eye level electric ovens, integrated fridge/freezer and bifold doors out to the rear garden. It is a lovely versatile room that spans the width of the home, the current owners have it set up for dining as well as a lovely lounge/seating area at the end.

Conveniently located adjacent to the Living/Kitchen/Diner is the utility room, it is fitted with a matching range of wall and base units providing further storage options as well as space and plumbing for a washing machine and the wall mounted gas boiler. There is a door that takes to you out to the side of the property.

Returning back to the hall is the downstairs w.c., it is fitted with a two piece suite comprising low flush w.c., pedestal wash hand basin and frosted window to the front elevation.

Ascending to the first floor you arrive on the landing, this provides access to all four bedrooms and the family bathroom. All four bedrooms are of good proportions with two at the front of the property and two at the rear. The main bedroom benefits from fitted wardrobes and an en-suite shower room comprising a shower cubicle, low flush w.c., pedestal wash hand basin and frosted window to the side elevation. The second bedroom also has built in storage.

The family bathroom is fitted with a three piece suite comprising a bath with tiled surround and shower over, low flush w.c., pedestal wash hand basin and frosted window to the front elevation.

To the outside the property has a driveway providing off road parking for two vehicles and garage with power and lighting and eaves space above, there is also additional parking nearby if required for the residents.

The South West facing rear garden is mainly laid to lawn with a paved patio area and pathway down the side of the garage. It has a lovely sunny aspect and is perfect for outdoor entertaining, it is also kept private and secure by wooden fencing.

## 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

Ground Floor:



First Floor:



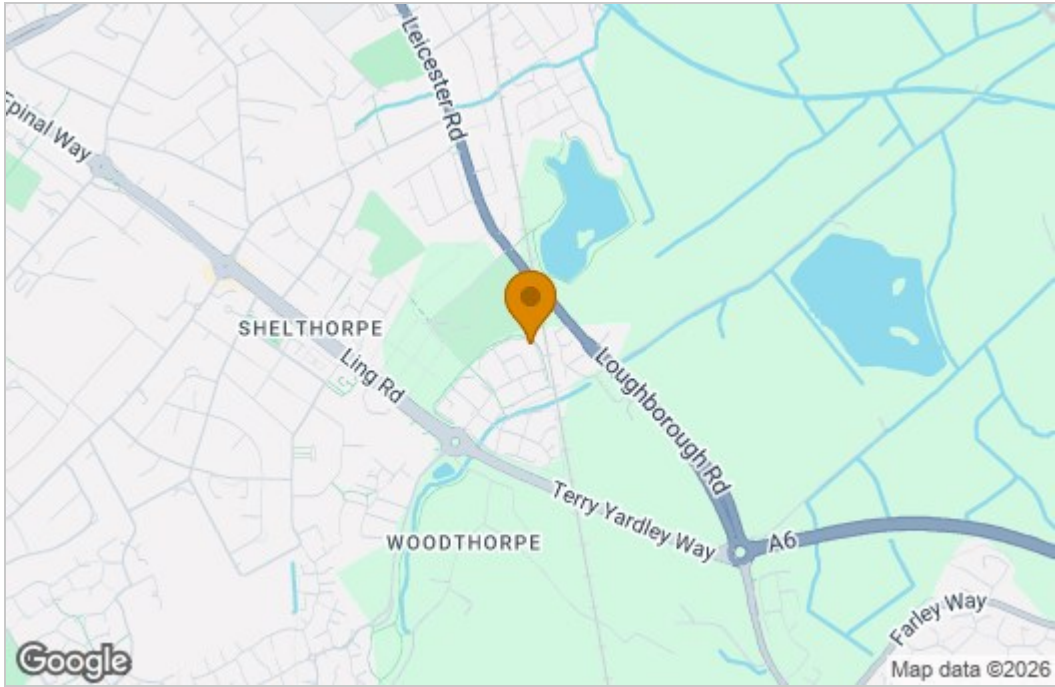
Daffodil Close, Loughborough  
Internal Square Footage: Approx 1194 sq.ft

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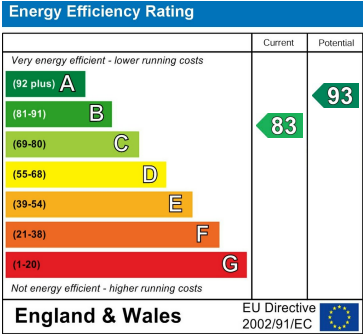
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Area Map



Energy Efficiency Graph



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.

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