

# Holdings

A Modern Estate Agent



Plot 12 Blackbrook Meadow Oakley Road, Loughborough, LE12 9AX

£269,000

A stylish and well-presented three-bedroom home set within the sought-after Thimble Mill Close development, offering modern open-plan living and excellent family space. With a private rear garden and off-road parking, this property is perfect for first-time buyers and growing families alike.

INCENTIVES AVAILABLE

## Summary

Located within the popular development of Thimble Mill Close, this modern three-bedroom home offers well-proportioned accommodation ideally suited to first-time buyers, couples and families alike.

The property is entered via a welcoming entrance hall, providing access to the living room and stairs rising to the first floor. The living room is positioned to the front elevation, offering a bright and comfortable space, with access through to an inner hall. From here, there is a useful understairs storage cupboard, a convenient ground floor cloakroom fitted with a WC and wash hand basin, and access to the open plan kitchen/diner.

The kitchen/diner forms the heart of the home and is fitted with a range of wall and base units, incorporating an integrated hob and sink unit, with a window overlooking the rear garden. The dining area provides ample space for a table and chairs, with double doors opening directly onto the garden, creating an ideal space for both everyday living and entertaining.

To the first floor, the landing leads to three bedrooms, including a principal bedroom with the benefit of an en-suite shower room. There are two further well-proportioned bedrooms, along with a family bathroom fitted with a modern three-piece suite. Additional storage and loft access are also available from the landing.

Externally, the property benefits from gardens to both the front and rear, with the rear garden providing a private outdoor space. A driveway offers off-road parking.

This well-presented home combines modern living with practical design, set within a desirable residential location.

(Estate Management Fee £35p/m)

## 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.

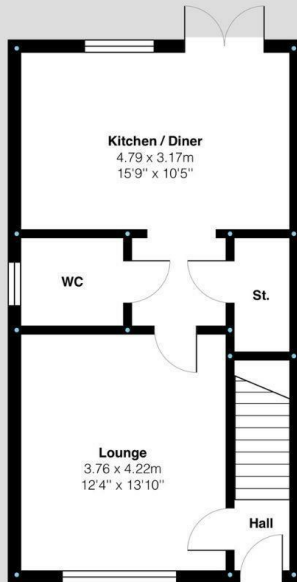
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

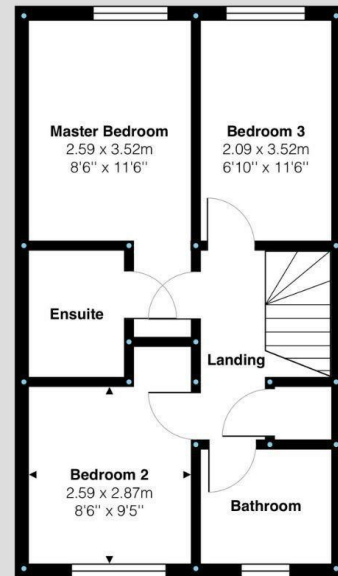
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



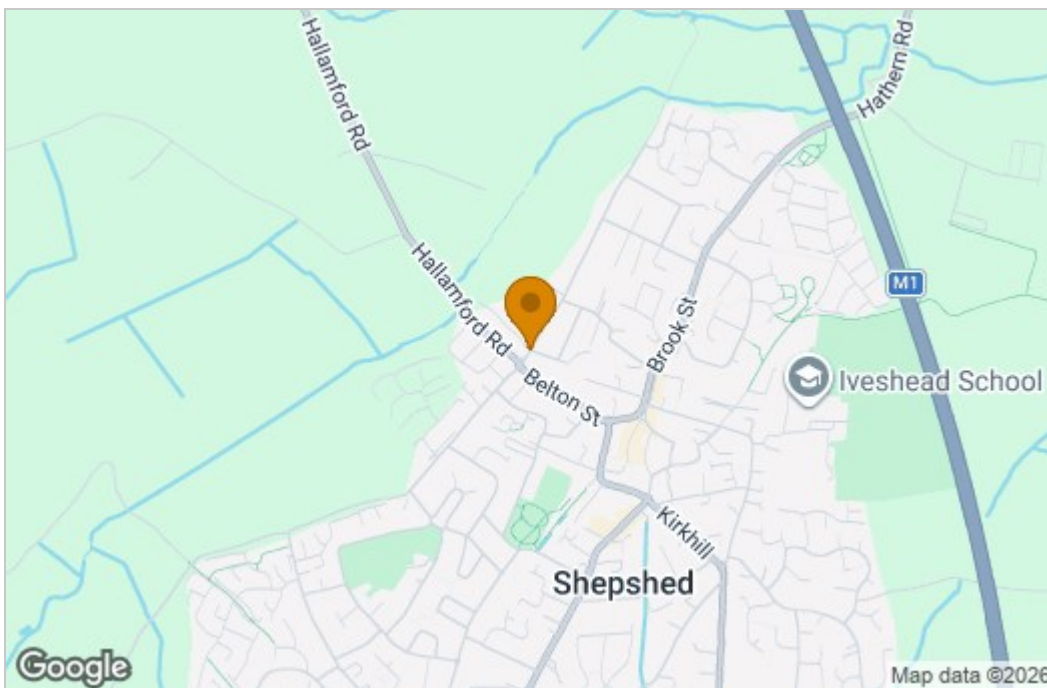
Thimble Mill Close, Shepshed  
Internal Square Footage: Approx 928 sq.ft

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## Area Map



## Energy Efficiency Graph

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

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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