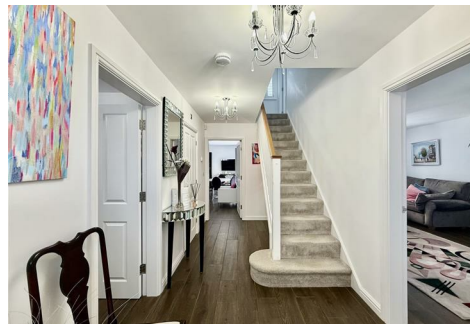


# Holden's

A Modern Estate Agent



5 Rennocks Close, Loughborough, LE12 8WZ

Offers over £750,000

A fabulous and stylishly finished quality detached home nestled at the end of this select, privately owned village cul-de-sac, within a larger than average corner garden plot. A great home for the growing family or professional couple seeking space, light and a high specification finish along with beautiful landscaped gardens including an aluminium glass roof pergola.

The entire ground floor features upgraded quality Quorn Stone flooring, which creates a seamless flow throughout the space as well as stylish fitted window shutters which are throughout the whole house.

Enter the property through a generous hallway with under stairs alcove and ground floor wc and into a full length lounge which for the cosy winter sees a cast iron roaring log burner and for the summertime, bi-fold doors leading out into the garden and beneath the pergola.

The second reception room lends itself to use as a family room, play room, home office or gym etc, whilst the rear facing living dining kitchen also features bi-fold doors out into the garden ideal for summer entertaining.

The kitchen itself is of the highest quality from DeVol Kitchens and contemporary design including integrated fridge freezer, dishwasher, electric double combination ovens, four ring induction hob and extractor along with an island to seat four to five and a useful cloaks cupboard. The utility room is off the kitchen with plumbing for a washing machine, concealed conventional Ideal gas central heating boiler and door leading to the outdoor courtyard garden area with easy access to the double garage.

Upstairs, a generous landing space including an airing cupboard and double width wardrobe/additional store. The master bedroom is spacious and has a quality en-suite shower room with double shower enclosure, mixer shower having a rain style shower head with wall and floor tiling, chrome heated towel radiator and shaver point.

Bedrooms two, three and four are also double sized. The principal family bathroom features contemporary tiling and a four piece suite including a bath and separate double shower enclosure with matching rain style shower.

The property sits into a corner position offering more additional outdoor space than usual and this includes a side courtyard which makes a perfect spot for morning breakfast, a useful storage area to the rear of the garage and gated access around to the most beautiful landscaped rear gardens.

These include a circular lawn, gravelled borders with planted shrubs, trees and flowers and a large patio space. An aluminium framed glass roofed pergola which includes an electrically operated sun

awning and electric heaters, outdoor lighting and tapering at the very end into another seating area with the entire garden surrounded by timber fencing and hedges.

The property is situated at the end of the cul-de-sac with private block paved driveway providing parking for several cars leading to the detached brick built double garage with electric up and over doors with pitched roof storage, light, power and side pedestrian door. The front landscaped garden matches the design of the rear.

Good to know: Throughout the property is the following: uPVC double glazing, chrome sockets and switches, fitted window shutters, gas central heating powered by an ideal conventional gas central heating boiler located in the utility cupboard with hot water tank in the landing airing cupboard.

### **Disclaimer**

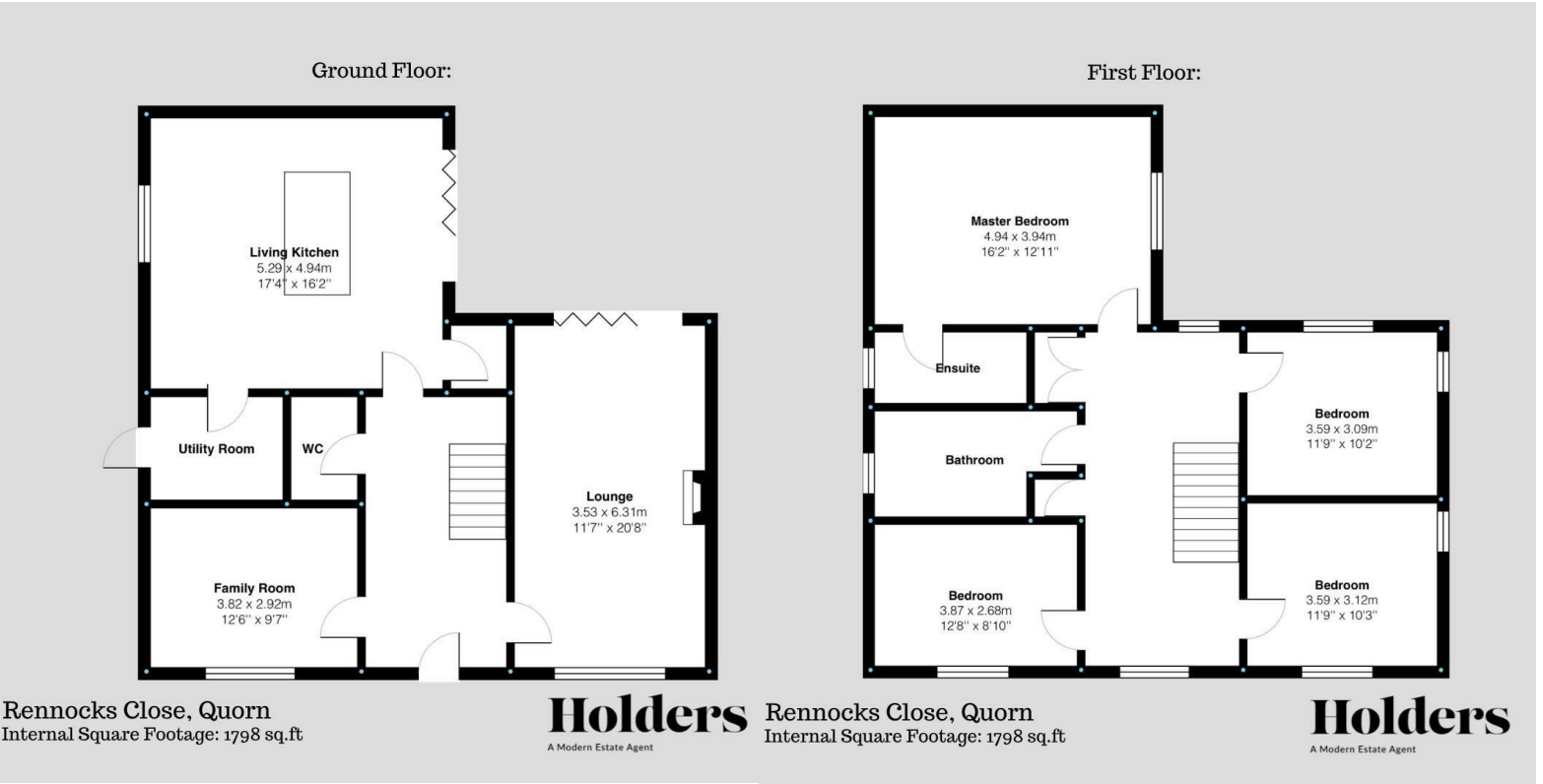
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### **Extra information**

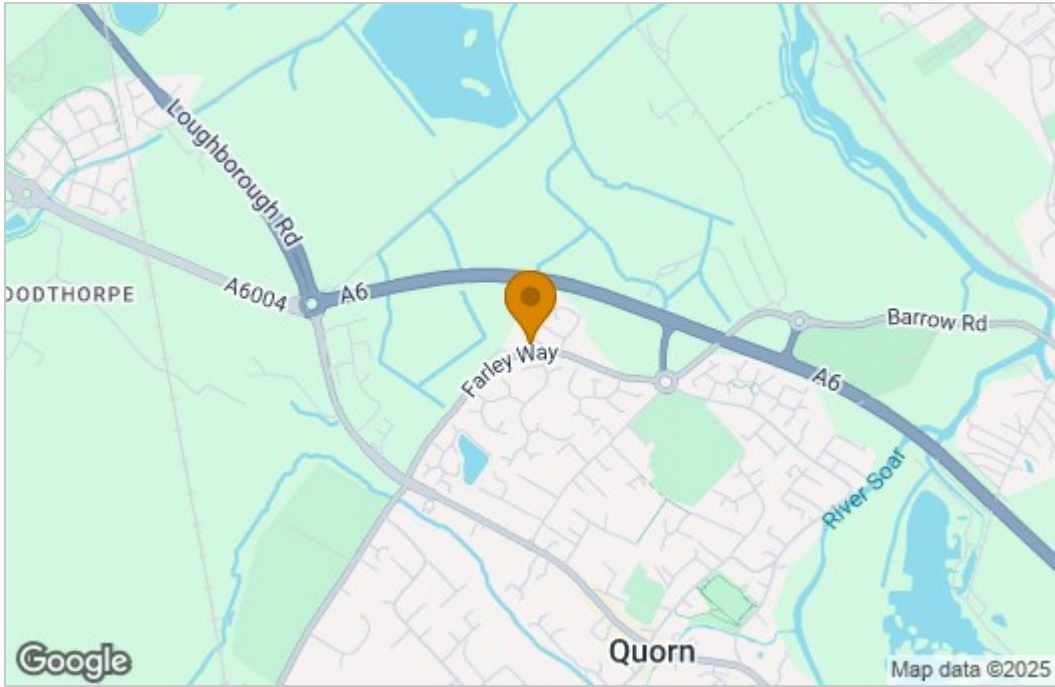
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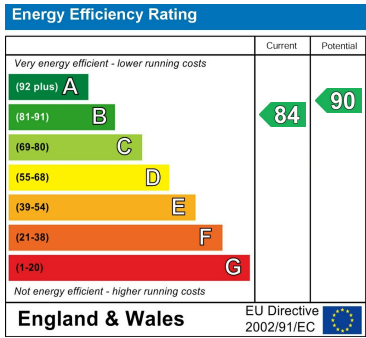
Floor Plan



Area Map



Energy Efficiency Graph



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