

# Holdings

A Modern Estate Agent



**133 Main Street, Willoughby On The Wolds, LE12 6SY**

**£650,000**

A fully renovated, extended, and modernised five-bedroom detached property situated in this highly sought-after village location, offering over 1700 sq.ft of versatile and move-in-ready accommodation and being finished to a top specification - all that is left to do is move in! This property offers stunning views and excellent amenities nearby including the natural beauty of Willoughby-on-the-Wolds, well-regarded schools and easy access to towns including Keyworth and Loughborough.

## Summary

Step into a home where modern design meets a sense of calm and practicality. The heart of the property is the impressive open-plan living, dining and kitchen space, thoughtfully designed to create a bright, spacious and welcoming environment. This versatile area is perfectly suited for both everyday family living and entertaining guests, offering a seamless flow between the different zones. Large bi-fold doors open out onto the garden, flooding the room with natural light and effortlessly blending indoor and outdoor living, ideal during the warmer months.

The kitchen itself is a standout feature, enhanced by two sets of bi-folding doors that allow daylight to pour in throughout the day, creating an airy and uplifting atmosphere. It is newly fitted with a range of contemporary wall and base units, providing ample storage and workspace, while the fitted island offers a practical spot for casual dining, morning coffee or socialising while cooking. The adjoining lounge area provides a cosy yet stylish space to relax for all the family with views over the rear garden. The room also benefits from provisions for a wall-mounted television, ensuring a clean and modern finish. Leading from the kitchen is a larger than average utility room complete with a separate sink space, plumbing for a washing machine and tumble drier and door to a separate lobby to front elevation. From here an internal door also leads directly into the garage, offering further practicality and secure access.

To the ground floor the property offers three well-proportioned double bedrooms, each providing a comfortable and peaceful retreat. The master bedroom to this floor is complete with the added benefit of a newly fitted en-suite comprising of a walk in shower, low flush w/c and wash hand basin. The two additional bedrooms to the ground floor are further complemented by a stylish family bathroom, fitted with a modern three-piece suite comprising a wash basin, WC and a bath with an overhead shower, creating a bright and functional space for everyday use.

Ascend onto the first floor and you will find the stunning master suite and an additional double bedroom that would make an ideal office or living space to service this floor. The master suite is complete with Juliette balcony offering stunning open views to the rear of the sunrise, sunset and open green space beyond. This room is complete with and boasts a large walk in wardrobe area and an en-suite comprising of a walk in shower, low

flush w/c and wash hand basin.

Externally, the property continues to impress. A shared driveway leads to a generous private driveway, offering ample off-road parking. This in turn provides access to the garage, which makes an ideal storage space for belongings. The rear garden is a particularly attractive feature of the home, offering a great amount of outdoor space for both relaxation and entertaining. A patio area provides the perfect setting for outdoor dining, barbecues and garden furniture, allowing you to fully enjoy the surrounding space while making the most of the warmer seasons.

## 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](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

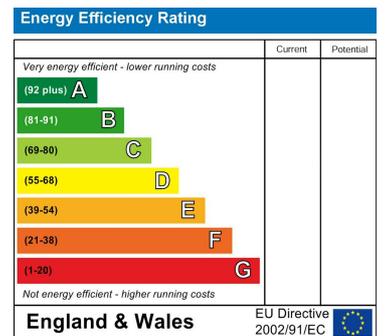


**TOTAL: 1704 sq. ft, 158 m<sup>2</sup>**  
 Ground Floor: 1355 sq. ft, 126 m<sup>2</sup>; First Floor: 349 sq. ft, 32 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 142 sq. ft, 13 m<sup>2</sup>; LOW CEILING: 101 sq. ft, 8 m<sup>2</sup>; WALLS: 161 sq. ft, 18 m<sup>2</sup>  
Floor Plan Created by Cubic8s App. Measurements Determined Highly Probable But Not Guaranteed.

# Area Map



# Energy Efficiency Graph



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