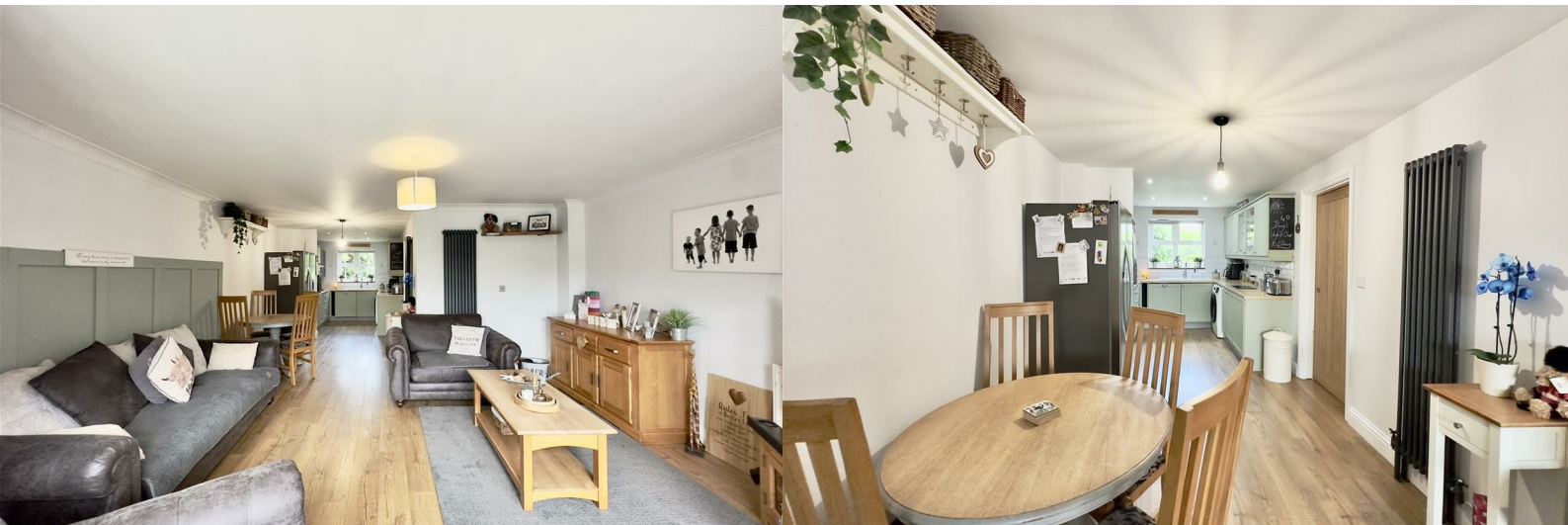


## A Modern Estate Agent



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# 34 Calke Close

, Loughborough, LE11 2UF

£315,000



Ideally located within this popular estate on the Fairmeadows development in Loughborough, this contemporary and immaculately presented property offers open plan living over three storeys - with a newly fitted open plan living space, four bedrooms - this house makes for optimal family living. The property is set close by and within reaching distance of highly rated primary and secondary schools.

Upon entering the property through the spacious entrance hallway, you are greeted by access to all ground floor accommodation, creating a welcoming and inviting atmosphere. The open plan living space to the ground floor has been recently renovated and refitted with high quality flooring and oak doors. This area is perfect for family gatherings and entertaining guests, with the double French patio doors leading out to the rear garden providing plenty of natural light. The Kitchen has been fitted with a range of high quality base and eye level units with worksurfacing over, there are also integral appliances.

Moving onto the first floor, you will find three bedrooms and a family bathroom with Jack and Jill access, providing convenience and functionality for the whole family. Bedroom 2 boasts fitted wardrobes and units, adding a touch of luxury and storage space to the room. The family bathroom is spacious and well-equipped, with a bath and shower over, as well as modern fixtures and fittings.

Ascending to the second floor, you will discover the

spacious master suite. The walk-in dressing area with fitted wardrobes provides ample storage space for all your clothing and accessories, while the refitted en-suite bathroom adds a touch of elegance with its walk-in shower and modern fixtures.

Outside, the property is situated in a quiet cul-de-sac with open green space to front elevation, offering peace and tranquility. The enclosed garden has been landscaped and provides a private outdoor space for relaxation and enjoyment, with a lawn area and patio perfect for al fresco dining and entertaining. The garage with a parking space to the rear of the property adds convenience and practicality for homeowners, ensuring ample space for vehicles and storage.

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

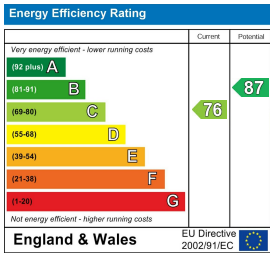
**Calke Close, Loughborough**  
Internal Square Footage: 1259 sq.ft

**Holders**  
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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

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.