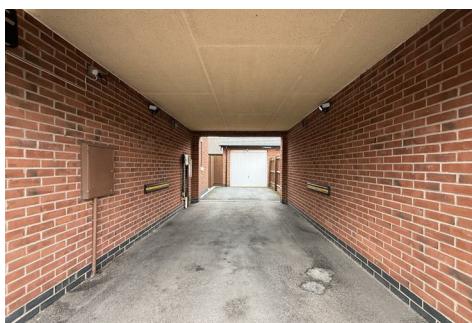


# Holders

A Modern Estate Agent



**20 Edward Phillipps Road, Loughborough, LE12 5JS**

**£380,000**

This stunning four double bedroom detached David Wilson property is located in a tucked away position on an award winning development whilst also benefitting from off road parking/car port for up to three vehicles. It offers beautiful countryside walks just steps away and open views to front elevation. With excellent commuter links nearby, this home is a must-see. It is situated on the edge of a desirable and thriving village community, which includes amenities such as a Primary School, country pubs, a village shop, and a doctors surgery.

As you enter through the hall, you will find a ground floor wc and doors to the lounge & kitchen diner. The lounge is flooded with natural light from the uPVC double glazed bay window. There are also two radiators and feature fireplace. The dining kitchen is generous in size and features double uPVC double glazed French doors leading out into the garden. It offers space for a dining table and/or a sofa arrangement. The kitchen itself has a contemporary range of matching base, drawers, and eye-level units and built-in stainless steel electric oven, and a five-ring gas hob. The kitchen also includes a stainless steel extractor and splashback, roll top work surfaces, an inset stainless steel sink unit, and space for an upright fridge freezer. The dining kitchen also has ceramic tiled flooring and radiator and a further utility space.

Moving to the first floor, you will find a landing area with a radiator and an airing cupboard. This gives access to the four double bedrooms. The main bedroom is a bright and airy double-sized room with two uPVC double glazed windows to front and rear elevations offering a pleasant front aspect, there is also loft access from this room with a radiator and a range of full height built-in wardrobes with hanging rail and shelving. The remaining three bedrooms are all double-sized rooms, with one including a range of full height fitted wardrobes, a uPVC double glazed window, and a radiator. The family bathroom includes a modern four three-piece suite, tiled flooring, a heated towel radiator, extractor fan, and a uPVC double glazed window.

Outside, the property occupies a desirable edge-of-village location with open uninterrupted views to front elevation.. There are delightful countryside walks on the doorstep of this property. The village of Hathern offers a thriving community with a Primary School, morning Playgroup, country pubs, a village shop, and a doctors surgery. Commuter links to Loughborough and the M1 motorway network are easily accessible via Junction 24 at Kegworth. The property overlooks the countryside to the front and has plentiful off road parking for three cars on the driveway, there is an electronically controlled car port leading to the garage.. The rear garden is a great space to relax and enjoy and is complete with a patio space, lawn area and planted borders.

#### **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.

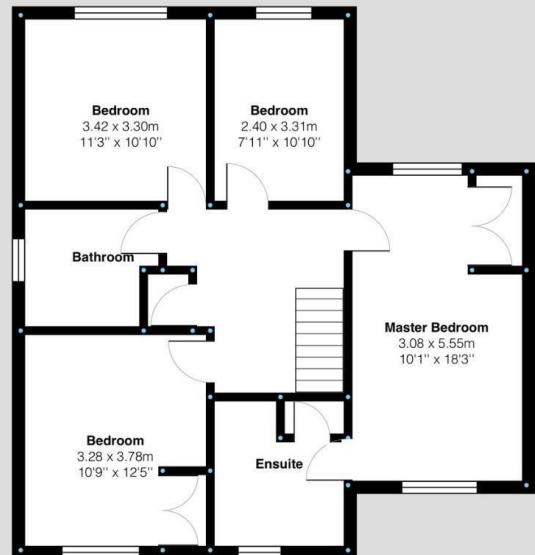
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make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

## Floor Plan

Ground Floor:



First Floor:



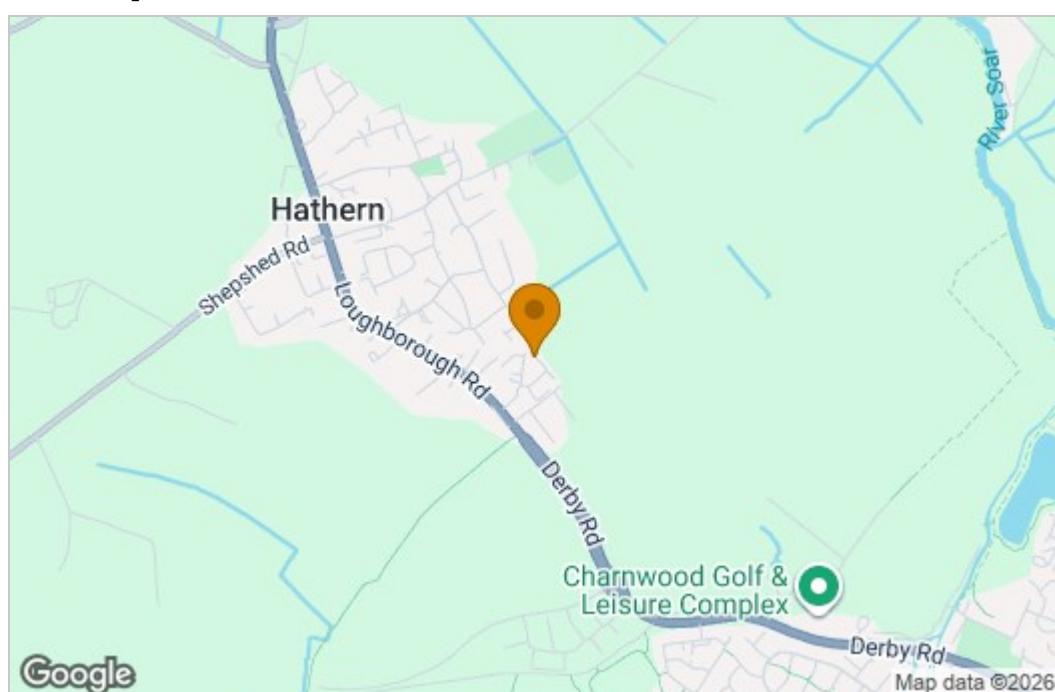
Edward Phillipps Road, Hatherne  
Internal Square Footage: 1367 sq.ft

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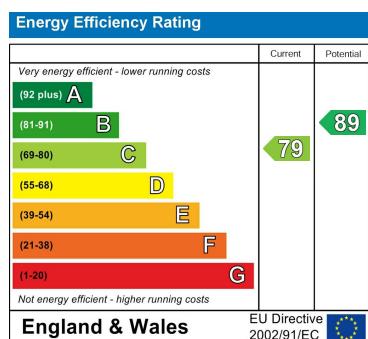
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## Area Map



## Energy Efficiency Graph



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