

# Holdings

A Modern Estate Agent



28a Raynesford Close, Loughborough, LE12 8WJ

£106,000

Introducing a well presented two double bedroom home situated in the desirable village of Quorn, positioned at the end of a peaceful cul-de-sac and resting on a charming plot. This property features a welcoming hallway, a convenient ground floor WC, a spacious lounge, and a well-appointed fitted kitchen. The home also offers a driveway with space for two cars. AVAILABLE AS A 40% SHARE.

Upon arrival at Raynesford Close, you are immediately welcomed by the convenience of a driveway providing off-road parking for two vehicles. A separate, well-defined pathway guides you to the front entrance, offering a pleasant approach to the home. The front door opens into a bright and inviting reception hallway, creating a warm first impression. From here, doors lead to the principal ground floor rooms, while a staircase rises gracefully to the first-floor accommodation.

The kitchen is positioned to the front of the property and is thoughtfully fitted with a comprehensive range of matching base and eye-level units, complemented by generous work surface areas that provide both practicality and style. Integrated appliances include an oven, hob, and extractor hood, ensuring the space is well-equipped for everyday cooking. A double-glazed window to the front aspect allows natural light to flood the room, enhancing its bright and functional layout.

To the rear of the property lies the living space – an ideal room for both relaxing with family and entertaining guests. This well-proportioned area offers ample space for a variety of furniture arrangements and benefits from French doors that open directly onto the enclosed rear garden, seamlessly blending indoor and outdoor living during the warmer months. A useful storage cupboard provides additional practicality, perfect for keeping household items neatly tucked away.

Completing the ground floor accommodation is a conveniently located separate WC, ideal for guests and everyday use.

Ascending to the first floor, the landing provides access to two generously sized double bedrooms and the family bathroom. Each bedroom benefits from a double-glazed window, allowing for plenty of natural light and offering pleasant individual aspects. The principal bedroom further benefits from fitted wardrobes and additional storage, creating a well-organised and comfortable retreat.

The family bathroom is fitted with a matching white suite comprising a panel-enclosed bath, WC, and wash hand basin, offering a clean and neutral space ready to suit a variety of tastes.

Returning downstairs and stepping outside, the enclosed rear garden provides a private and secure outdoor space. Predominantly laid to lawn, it offers ample room for outdoor seating, play, or gardening.

The garden is fully enclosed by fencing, enhancing privacy, and includes a timber-built storage shed for added convenience. A rear gate provides direct access back to the side elevation, completing the practical layout of this well-presented home.

Agent note: Please note there is a Service Charge of £18.85 per month  
40% Share available  
Rent PCM - £338.15

### **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.

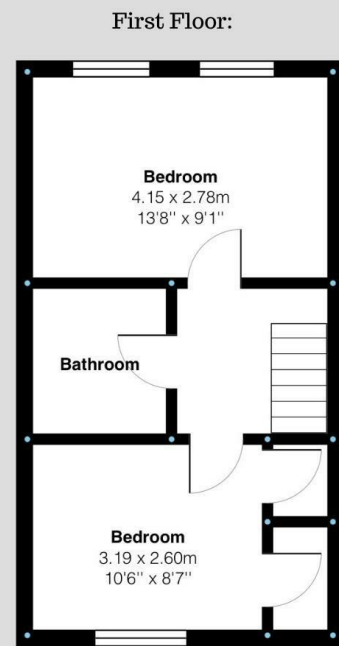
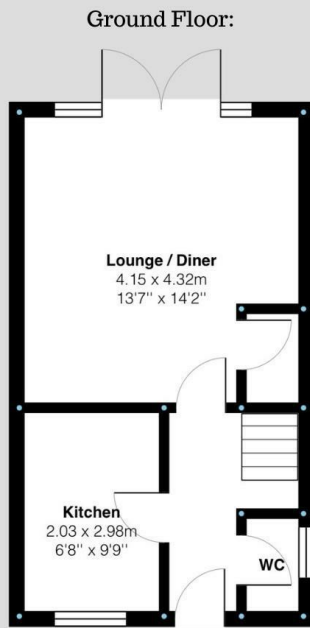
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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### **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



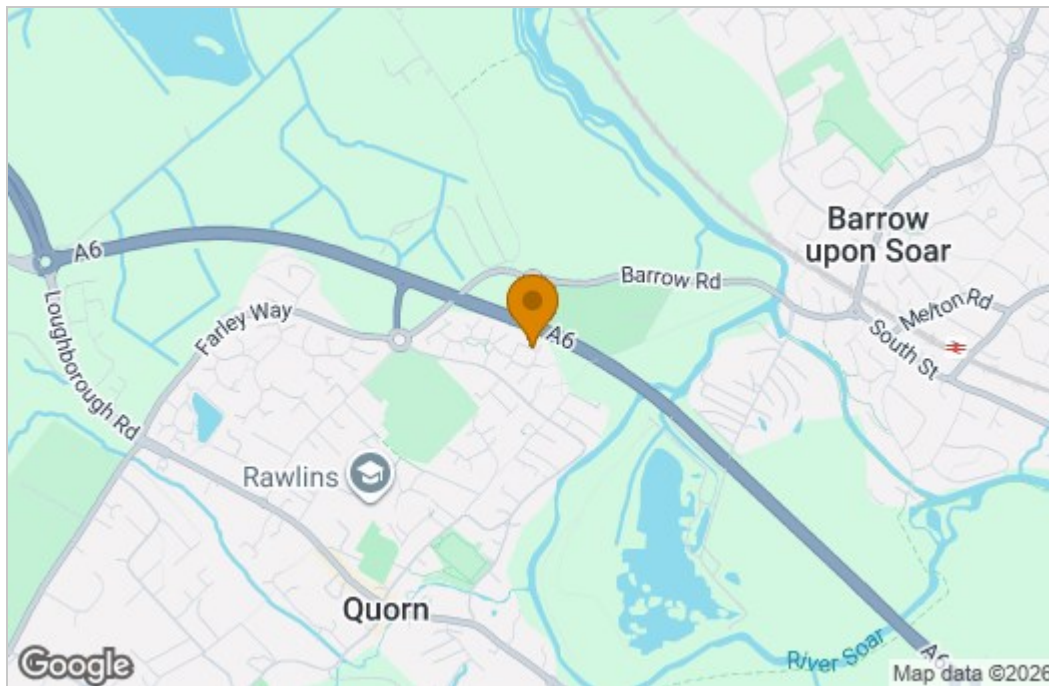
Raynesford Close, Quorn  
Internal Square Footage: Approx 678 sq.ft

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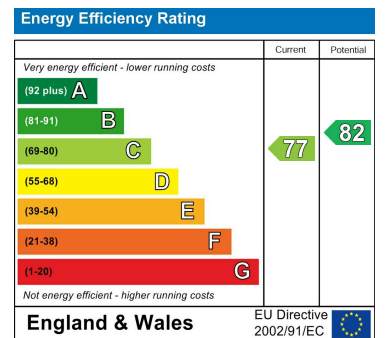
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## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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