

# Holdere

A Modern Estate Agent



**Plot 16 Blackbrook Meadow Oakley Road, Loughborough, LE12 9AX**

**£449,950**

A striking double gable fronted four-bedroom detached home offering spacious, high-spec family living with a stunning open plan kitchen and bi-fold doors to the garden. Set on a generous plot with ample parking and a detached garage, this home is perfect for modern family life.

**INCENTIVES AVAILABLE**

## Summary

An impressive double gable fronted detached family home, offering spacious and beautifully presented accommodation throughout, ideal for modern family living. Positioned on a generous plot, the property benefits from gardens to three sides, ample off-road parking and a detached garage.

Upon entering, you are welcomed by a bright and inviting reception hall, providing access to the principal ground floor rooms. The living room is a superb space, featuring a bay window to the front and French doors opening out onto the rear garden, allowing for plenty of natural light. A separate study offers the perfect setting for home working or a quiet retreat, while a contemporary ground floor cloakroom adds convenience.

The heart of the home is the stunning open plan family dining kitchen, designed for both everyday living and entertaining. The kitchen is fitted with a range of modern units, integrated appliances and a central breakfast bar, flowing seamlessly into the dining and sitting areas. A feature bay window and bi-fold doors open onto the garden, creating an exceptional indoor-outdoor living space. A separate utility room provides additional practicality.

To the first floor, the landing leads to four generously sized double bedrooms. The principal bedroom enjoys a dual aspect and benefits from a stylish en-suite shower room, while the second bedroom also features its own en-suite. Two further double bedrooms are served by a well-appointed family bathroom, complete with both a bath and separate shower.

Externally, the property boasts attractive gardens to the front, side and rear, offering a good degree of privacy and ideal spaces for outdoor enjoyment. A double width driveway to the rear provides off-road parking for multiple vehicles and leads to a detached brick-built garage.

This superb home combines generous living space, modern design and a sought-after layout, making it an excellent choice for growing families.

## 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.

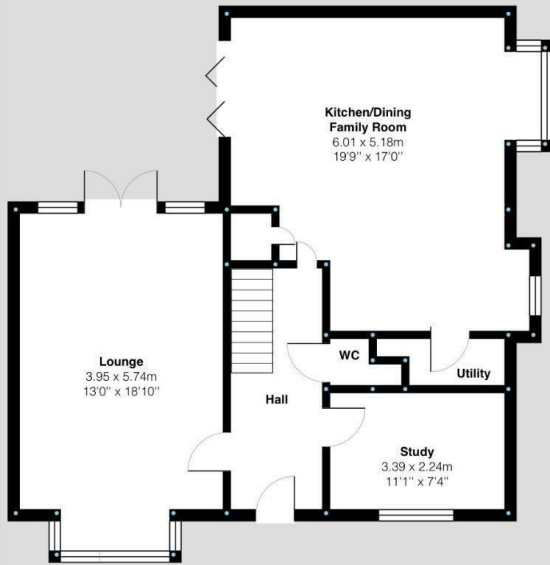
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## Extra Information

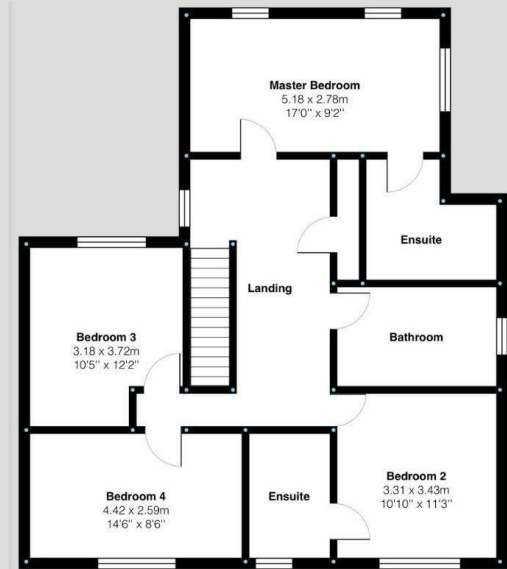
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# Floor Plan

Ground Floor:



First Floor:



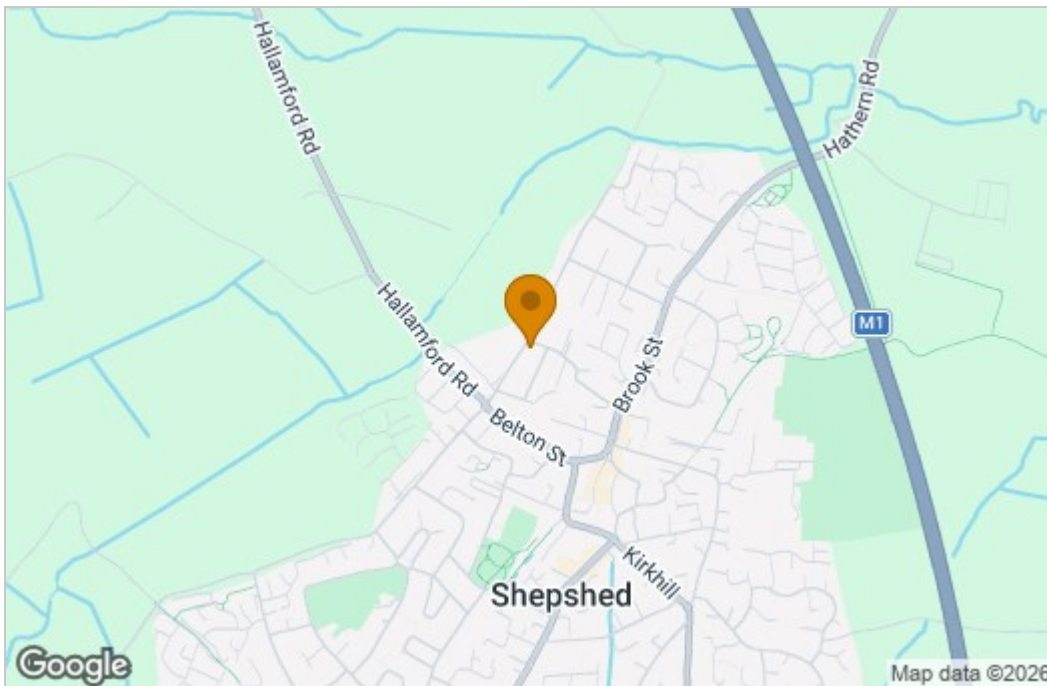
Thimble Mill Close, Shepshed  
Internal Square Footage: Approx 1800 sq.ft

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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