

# Holden's

A Modern Estate Agent



88 Willow Road, Loughborough, LE12 8GQ

Guide price £600,000

Located in a highly regarded position on the edge of this development overlooking green open space is this substantial four double bedroom, three bathroom detached family home set across two floors and being extended to the rear. The property boasts show-home standard accommodation and is a **MUST SEE!**

The interior offers that 'Wow Factor' show home finish fusing stylish contemporary decoration with generous bright and airy rooms with a versatile arrangement to suit the buyers needs.

Enter through the impressive central entrance and into a large hallway with staircase rising to first floor, quality flooring, handy under stairs storage cupboard and leading off is a useful ground floor WC.

There are three separate reception rooms in total allowing for complete flexibility and adaptable for the ever changing needs of the growing family. The Lounge makes a great space for all the family to enjoy and is complete with French doors leading out into the living kitchen.

The family room at the front lends itself to use as a children's playroom, formal dining room or a second sitting room.

We can imagine summer daytime living at the rear of the home and within the extended living dining kitchen which has space for a dining table and sofa arrangement along with a built in bar area, two sets of bi-folding doors that open to the rear garden - truly bringing the outdoors in!

The kitchen itself offers a stylish range of units with integrated dishwasher, two fridges, a freezer, two double ovens, instant boiling water tap,, large central dining island with built in induction hob a door leading into the utility room. The utility has plumbing for a washing machine, space for a tumble dryer, additional sink, a range of cupboards and a side entrance door leading out on to the double width driveway.

The impressive wrap around gallery style landing brings a feeling of space to the home, leads to all the bedrooms and bathroom and also has a large walk in airing cupboard which houses the pressurised hot water cylinder.

The master bedroom suite really is impressive, enjoying beautiful views over the open front green, featuring built in wardrobes and a door to the en-suite. The en-suite has been refitted with a stylish suite comprising of a walk in shower, w.c and wash hand basin with feature towel radiator.

Bedroom two also overlooks the front, has a built in double wardrobe and offers an en-suite shower room with shower enclosure, mixer shower and w/c. Both of the other two bedrooms accommodate a

double bed and further furnishings.

Finally the family bathroom has been refitted and is generous and allows for a four piece suite, freestanding bath, toilet, feature sink and separate shower enclosure with mixer shower.

The outside is just as impressive as inside with the home having landscaped gardens with a lawn space, along with surrounding borders, shrubs and flowers and a decking area. The property is situated along a private driveway serving this and just one other property. To the front the property has off road parking leading to a detached double garage. Gated access to the side leads into the beautifully presented garden.

### **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.

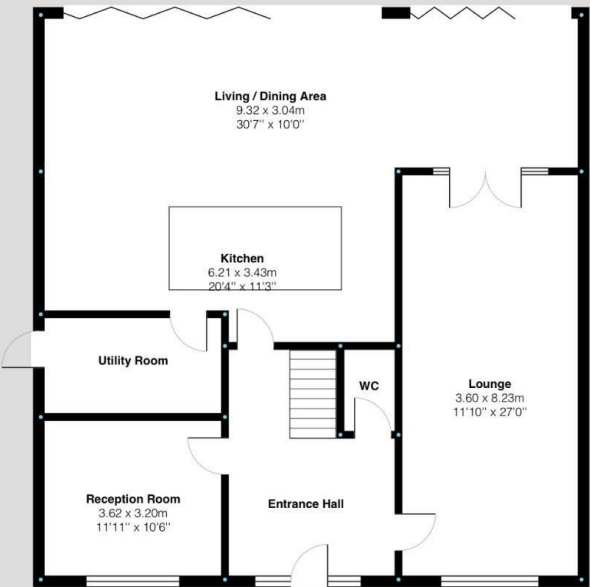
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make 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](https://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](https://check-long-term-flood-risk.service.gov.uk/postcode)

Floor Plan

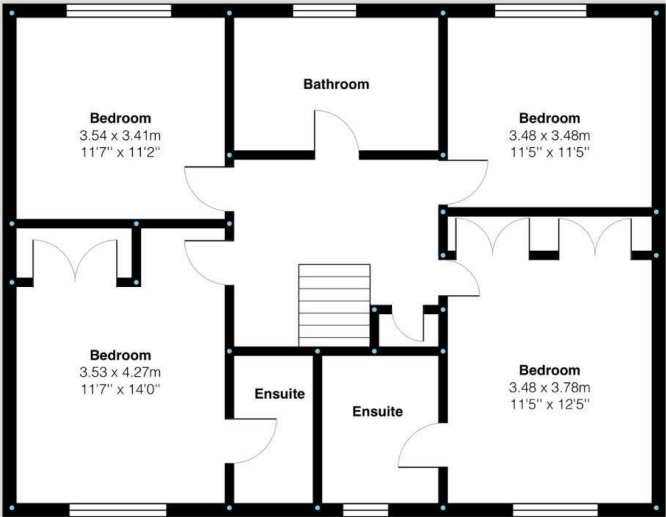
Ground Floor:



Willow Road, Barrow Upon Soar  
Internal Square Footage: 1739 sq.ft

**Holders**  
A Modern Estate Agent

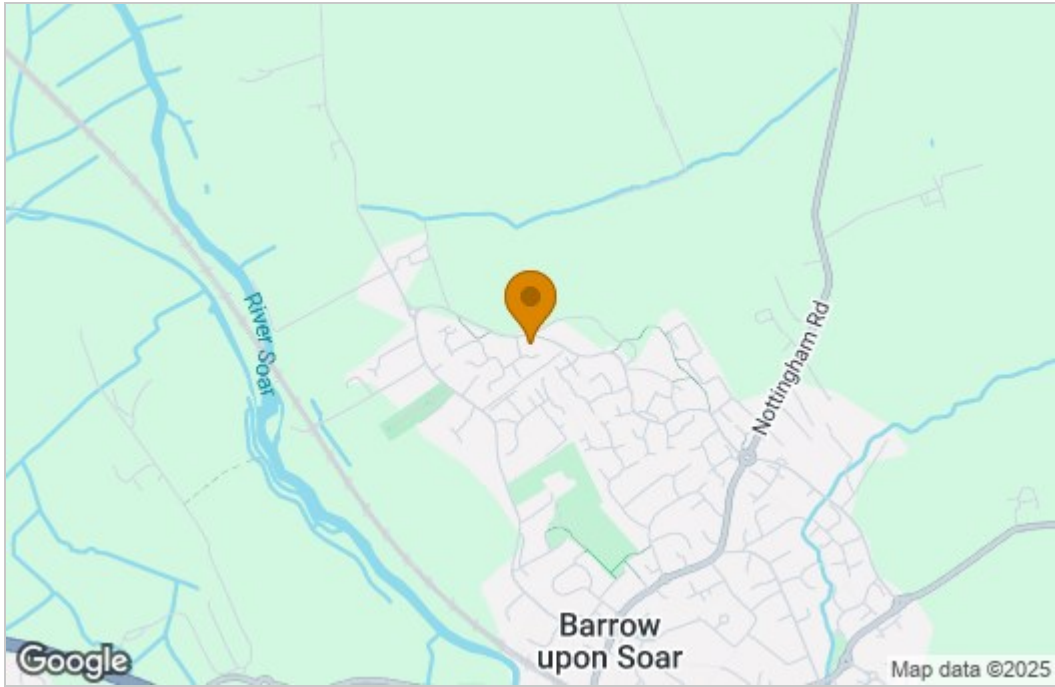
First Floor:



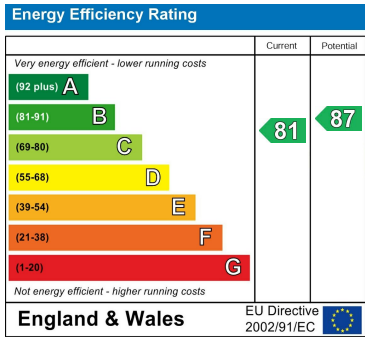
Willow Road, Barrow Upon Soar  
Internal Square Footage: 1739 sq.ft

**Holders**  
A Modern Estate Agent

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 firms employment has the authority to make or give any representation or warranty in respect of the property.