

# Holden's

A Modern Estate Agent



2 Redwood Road, Loughborough, LE11 2LD

Offers in excess of £255,000

£1000 CONTRIBUTION TOWARDS LEGAL FEES

A great opportunity to acquire this beautiful detached house located in the popular residential location within the fairmeadows estate and situated within popular school catchment areas.

The property offers modern internal living accommodation throughout and has the added benefit of a garage and parking.

## Summary

Upon entering the property through the welcoming entrance hallway, you are immediately greeted with a sense of space and comfort. The hallway provides convenient access to the main living area, leading seamlessly into the Lounge. This bright and airy lounge is generously proportioned, featuring large windows that flood the room with natural light. Its open and spacious layout creates an inviting atmosphere, ideal for relaxing, entertaining guests, or enjoying quality time with family.

From the hallway, you can also access the well-appointed Kitchen/Diner, which is equipped with a comprehensive range of wall and base units offering ample storage space. The kitchen area includes a modern inset sink with a drainer, perfect for everyday chores. Integrated appliances enhance functionality and include a built-in oven and space along with plumbing provisions for a washing machine. The dining area provides a comfortable space for family meals and gatherings, with enough room for a sizable dining table.

Climbing the staircase to the first floor, you will discover three well-sized bedrooms. The master bedroom features fitted storage, offering plenty of storage for clothing and personal items. The other two bedrooms are equally generous, suitable for children, guests, or as a home office or hobby room.

The family bathroom is modern and fully equipped, comprising a bathtub with a shower overhead, a low-flush WC, and a wash hand basin. The bathroom's contemporary fixtures and fittings ensure a comfortable and functional space for daily routines.

Externally, the property benefits from a driveway providing ample off-road parking, leading to a garage that offers additional storage or parking options. The rear garden is private and well-maintained, making it an excellent outdoor space for summer barbecues, entertaining friends, or simply relaxing in a peaceful environment. This outdoor area is perfect for enjoying the warmer months and outdoor activities with family or friends.

## 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.

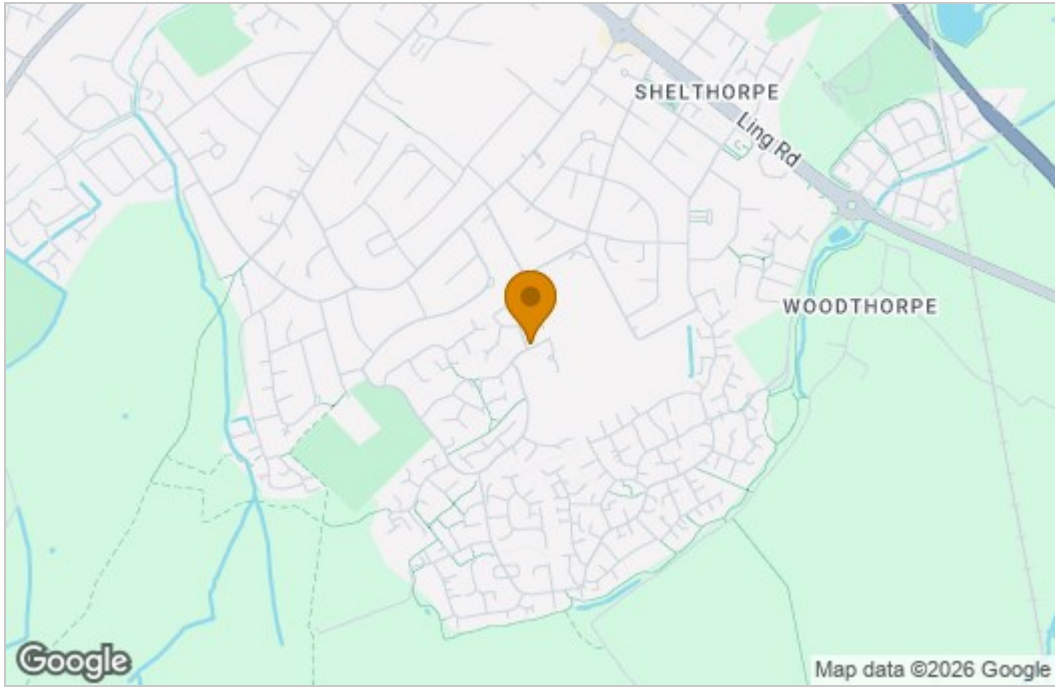
## Extra Information

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)

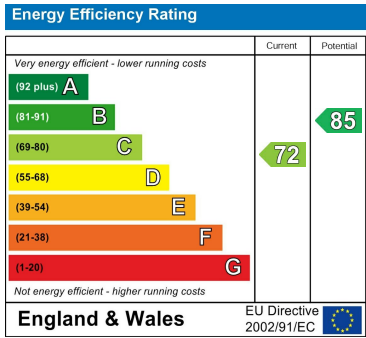
Floor Plan



Area Map



Energy Efficiency Graph



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