

Holdings

A Modern Estate Agent



20 Stanley Drive, Loughborough, LE12 7YF

£535,000

Set within a highly desirable location and enjoying picturesque views over open countryside, this beautifully designed detached home offers generous and versatile accommodation ideally suited to modern family living. Thoughtfully planned throughout, the property combines contemporary styling with practical spaces to create a welcoming and functional home.

Summary

Upon entering, a spacious and inviting entrance hallway sets the tone, providing access to the principal ground-floor rooms and stairs rising to the first floor. The generous lounge is positioned to the front of the property and features a bay window that floods the room with natural light, creating a comfortable and relaxing living space. The heart of the home is the impressive open-plan living, kitchen, and dining area, which spans the full width of the property. This superb space is perfect for both everyday family life and entertaining, offering ample room for dining and seating, with French doors and a striking floor-to-ceiling window opening onto the rear garden and allowing light to pour in throughout the day.

The contemporary kitchen is fitted with a comprehensive range of modern wall and base units, complemented by integrated appliances including a double oven, hob with splashback and extractor hood, stainless steel sink with drainer, dishwasher, and fridge freezer. A separate utility room provides additional storage, plumbing for a washing machine, and internal access to the store room and an integral garage, enhancing everyday convenience. Completing the ground floor is a stylish WC fitted with a wash hand basin, low-level WC, and radiator.

To the first floor, a spacious gallery landing provides access to all four bedrooms, the family bathroom, and a useful airing cupboard. The principal bedroom offers a luxurious retreat, featuring a dedicated dressing area with fitted wardrobes and a modern en-suite shower room comprising a walk-in shower, wash hand basin, low-level WC, and porcelain tiled splashbacks. Bedroom two is also a generously sized double room and benefits from its own en-suite shower room, making it ideal for guests or older children. Bedrooms three and four are both well-proportioned double rooms, each offering ample space for furniture and enjoying plenty of natural light. The first floor is completed by a contemporary family bathroom fitted with a three-piece suite including a bath with shower attachment, wash hand basin, and low-level WC.

Externally, the property enjoys an attractive frontage with a well-maintained lawn and a large driveway providing ample off-road parking, leading to the integral garage. The garage is equipped with power and lighting and features a traditional up-and-over door, with the added benefit of internal access via the store to the utility room. Side access

leads to the enclosed rear garden, which has been designed for ease of maintenance and outdoor enjoyment. The garden features a two-tier lawn and a patio seating area, offering an ideal space for relaxation, family activities, and entertaining while enjoying the surrounding outlook.

Disclaimer

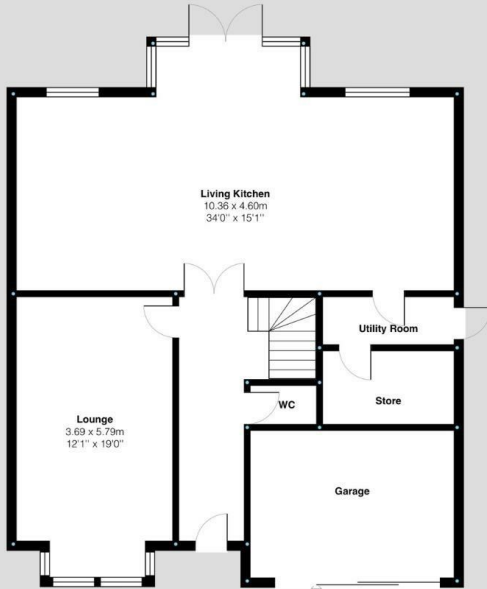
1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered 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

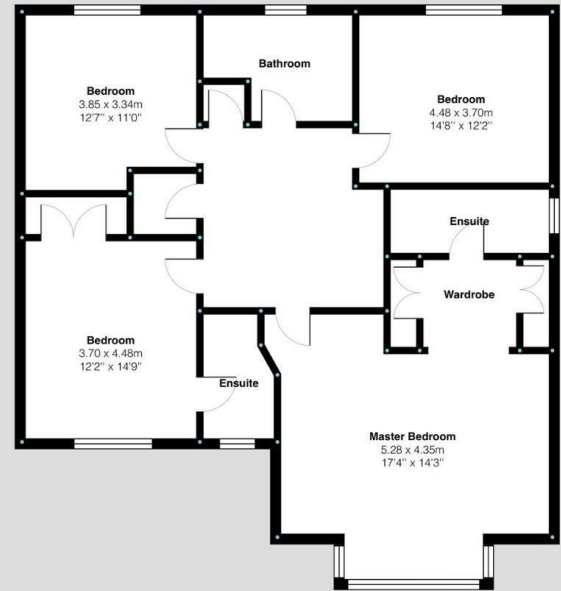
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



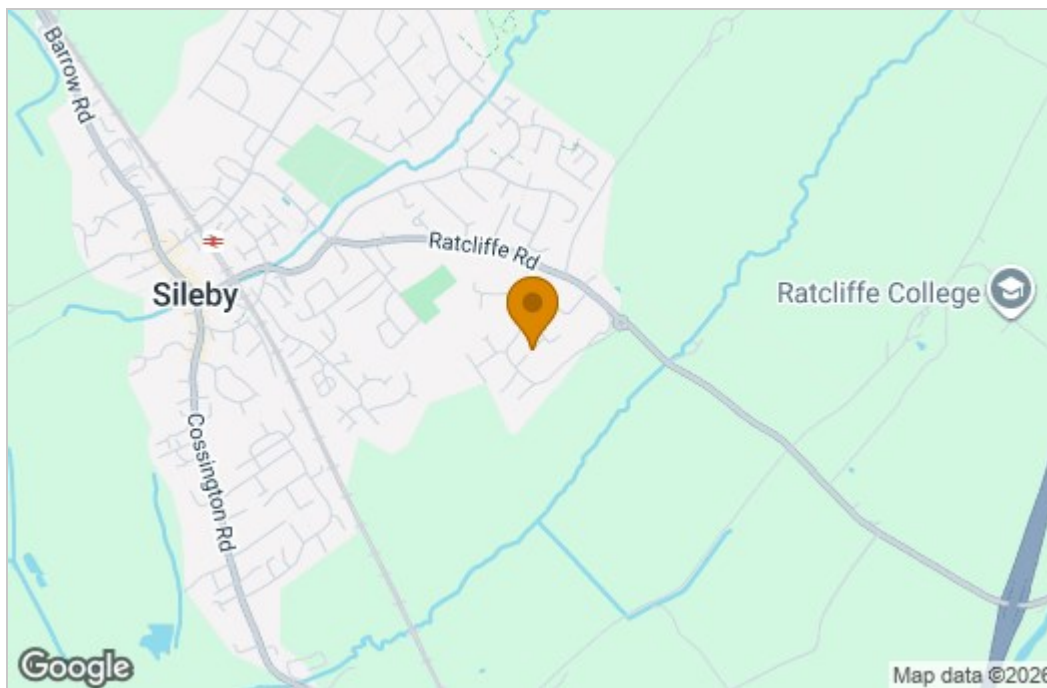
Stanley Drive, Sileby
Internal Square Footage: Approx 1884 sq.ft

Holders
A Modern Estate Agent

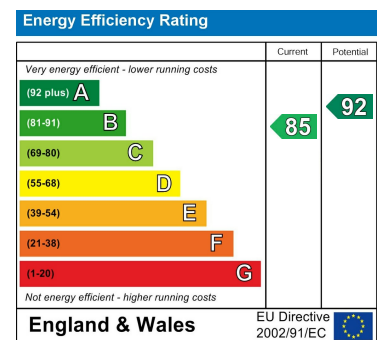
Stanley Drive, Sileby
Internal Square Footage: Approx 1884 sq.ft

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