Holders

A Modern Estate Agent

5 Ploughlands, Quorn, LE12 8WQ

£469,950

A superb opportunity to acquire a beautifully appointed four-bedroom family home, originally purchased brand new from William Davis and situated within the highly regarded Willowbrook development in Quorn.

Summary
Originally selected and purchased directly from the developer, this impressive four- double bedroom home offers the opportunity to acquire a modern property without the wait associated with a new-build purchase. The Gowan design provides well-planned accommodation arranged over two floors, combining generous living spaces with a contemporary specification and excellent practicality for modern family life.

The ground floor provides a welcoming entrance hall leading into the principal living accommodation, with a spacious lounge offering a comfortable setting for everyday relaxation. To the rear, the impressive open-plan kitchen and dining area creates a natural hub for the home, with a modern fitted kitchen including an integrated smog fridge/freezer, smeg dishwasher, smeg oven and five burner hob, and direct access to the garden, providing an ideal space for both family life and entertaining. A useful utility room and ground floor WC further enhance the practicality of the layout. The stairwell also has the added benefit of 3 drawer shoe storage allowing further storage space to suit the buyers needs.

Upstairs, four well-proportioned double bedrooms, all having built-in wardrobes, provide considerable flexibility for a growing family, with the principal bedroom also benefiting from its own en-suite facilities. A stylish family bathroom serves the remaining bedrooms, while the landing provides access to all of the first-floor accommodation.

The property further benefits from an integral garage, driveway parking and an enclosed rear garden, providing a pleasant outdoor space for relaxing and entertaining. As a home originally purchased from William Davis, it also benefits from the quality and specification associated with the development, including a fitted Symphony kitchen, integrated appliances, energy-efficient heating with Hive smart controls.

To the rear is the Great Central Steam Preservation Line, with heritage trains typically operating from Friday through to Sunday. The property is ideally situated for access into Loughborough, with the town centre approximately one mile away and offering an extensive range of amenities. Excellent road and rail links make this a convenient location for commuters, with Loughborough railway station providing direct services to London St Pancras, while regular bus services offer easy access to the town centre, Loughborough University and surrounding employment areas.

The location is particularly convenient for access into Loughborough town centre and its extensive range of amenities,

Agent note - there is a yearly management fee for the upkeep and maintenance of the green spacing on the development.

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.

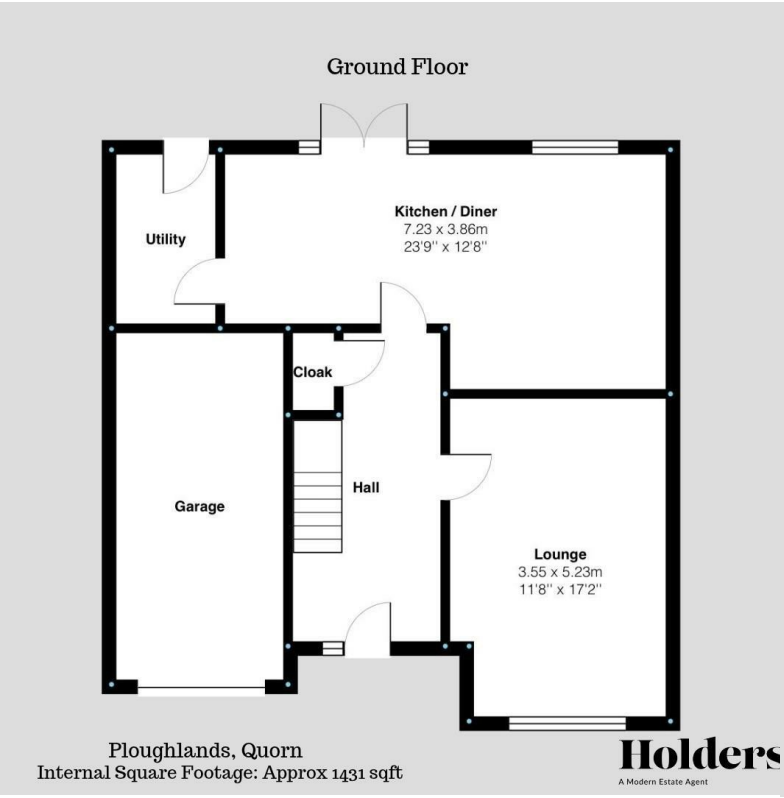
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

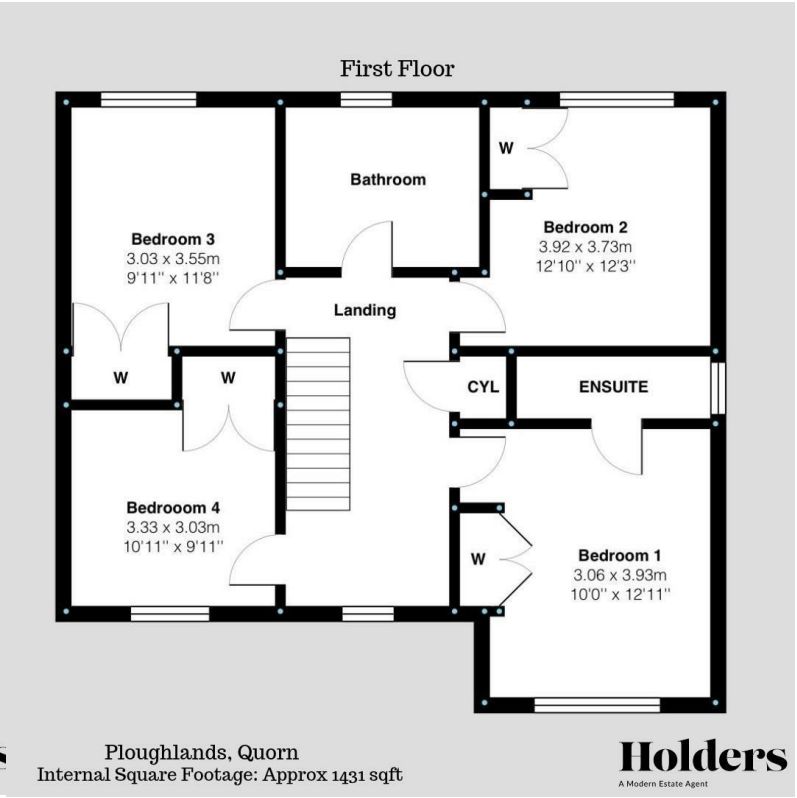
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

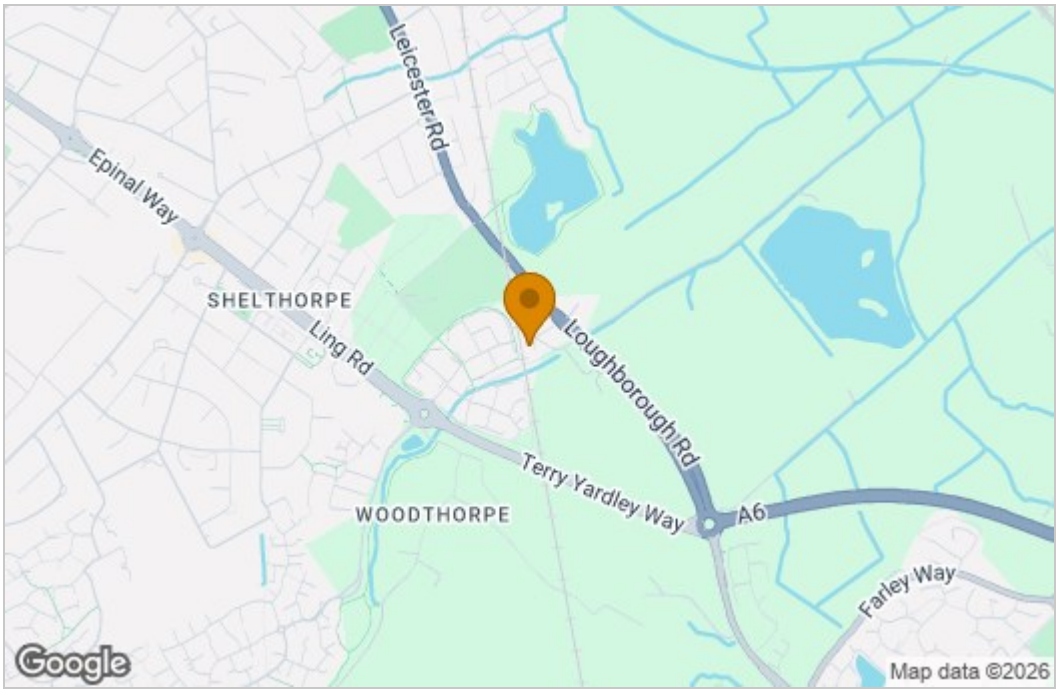
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

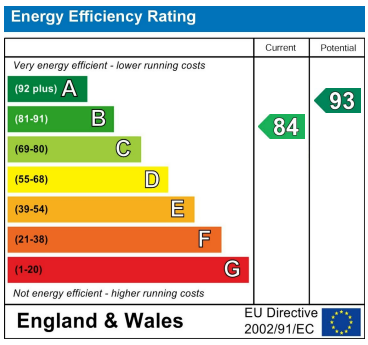




Area Map



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.

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