

# Holdere

A Modern Estate Agent



9 Oakley Drive, Loughborough, LE11 3LF

£455,000

Holdere Estate Agents are delighted to bring to market this exceptionally well presented four double bedroom detached home situated in the forest side of Loughborough. In brief externally it offers a corner position on a quiet no through road, with a great sized garden, parking and double garage at the rear. Inside it offers an entrance hall, downstairs w.c., dining room, lounge, breakfast kitchen, utility room, four double bedrooms with one being en suite and the family bathroom.

## Summary

Upon entering the property via the front door you arrive in the spacious entrance hallway, this provides access to all ground floor accommodation and stairwell rising to first floor. The Lounge is a light and airy space for all the family to enjoy and is complete with dual aspect and french patio doors opening to the garden, privately aspected views to front elevation and focal fireplace.

The breakfast kitchen is fitted with a range of base and eye level units, inset sink and drainer, space and plumbing for dishwasher, integrated eye level ovens, integrated gas hob with extractor over and door to Utility Room. The Utility Room is fitted with further units, space and plumbing for a washing machine, space for American style fridge/freezer and door leading out to the garden.

Providing further living space is a formal dining room accessed via the entrance hallway, it is a spacious room which comfortably fits a dining set and the associated furniture and has two windows to the front elevation. Completing the ground floor accommodation is a w.c, fitted with a two piece suite comprising back to wall w.c., wash hand basin with storage below and a frosted window to the front elevation.

Ascend onto the first floor and you will find four well sized bedrooms accessed via a light and airy galleried landing; master with en-suite and the family bathroom. The master bedroom is complete with a fitted wardrobe and en-suite comprising; walk in shower, low flush w/c and wash hand basin with storage below.

The family bathroom is fitted with a three piece suite comprising, bath with shower over, wash hand basin with storage below, low flush w.c. and frosted window to the rear elevation.

To the outside the property is set in a tucked away cul-de-sac position. There is a double width driveway at the rear leading to a double garage. Side gated access leads onto the rear garden which has a patio area and lawn making a great space to enjoy the summer months in!

## 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.

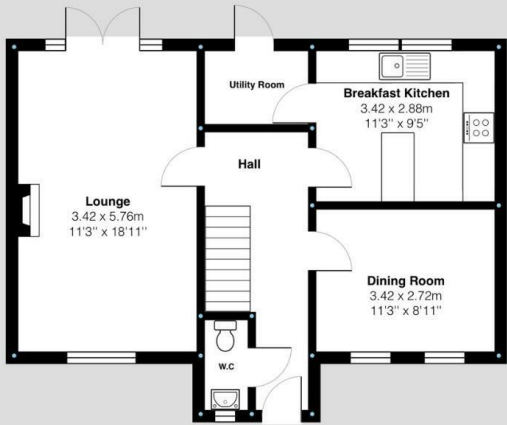
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra information

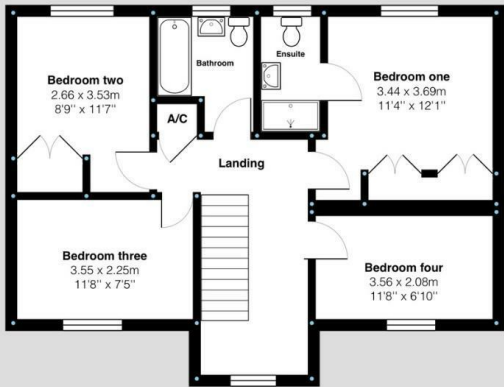
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Floor Plan

Ground Floor



First Floor



Oakley Drive, Loughborough  
Internal Square Footage: Approx 1176 sq.ft

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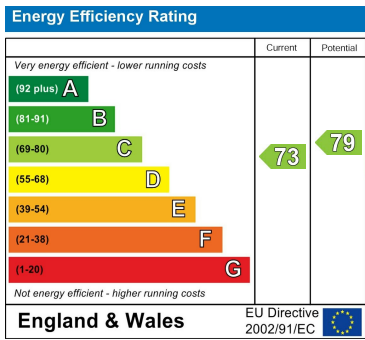
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Area Map



Energy Efficiency Graph



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