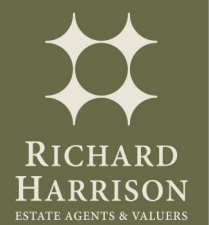




Hollytree Close | Loughborough | LE11 2QX

Asking price £635,000



Hollytree Close |
Loughborough | LE11 2QX
Asking price £635,000

An exceptional detached residence, lavishly well appointed, upgraded and extended to a high specification, creating a magnificent family home. The property sits in a delightful landscaped garden plot, within a cul-de-sac location on the favoured Fairmeadows development. Immense attention to detail has been paid to the property, with a focus on flexible open plan living, centred around the bespoke fitted living/dining kitchen which features a wonderful garden room extension. There is a study, large lounge, utility and W/c, with a galleried first floor landing giving access to four double bedrooms, luxury bathroom and 2 x en-suites. There is an extensive paved driveway with access to double garage, a landscaped rear garden hosts a Summer House and low maintenance areas.

- Impressive Detached Residence
- Stunning Open Plan Kitchen
- Utility & W/c
- Luxury Bathroom and 2 x En-Suites
- Landscaped Rear Garden
- Lavishly Upgraded and Extended
- Garden Room to the Rear
- Four Double Bedrooms
- Double Garage and Driveway
- Cul-de-Sac Position



"Lavishly well appointed and upgraded"



Entrance Hall

An impressive hallway with full return staircase rising to the first floor. internal glazed double doors give way to the lounge and also the dining kitchen, Amtico flooring runs through the ground floor, apart from the Lounge which has luxury carpet.

W/c

Featuring a modern refitted low level flush W/c, vanity wash hand basin and window to the side.

Lounge

A large lounge with a bay window, sliding patio door to the rear and a feature media wall with electric LED living flame fireplace. Ample space for living room furniture.

Living/Dining Kitchen

A lavishly well appointed and upgraded open plan living/dining kitchen, with a bespoke fitted range of Ultima Oak fronted units, blue pearl solid granite worktops incorporating a breakfast bar, under mounted Blanco sink and integrated AEG appliances to include electric oven with pyrolysis cleaning, microwave/ oven/grill combi, induction hob and telescopic extractor. There is also an integrated dishwasher and fridge freezer. The dining area has ample space for dining table and chairs and leads open plan through to the garden room.

Garden Room

An architecturally impressive extension to the rear of the property with a pitched roof, incorporating skylight windows, in addition to side windows and bi-folding doors out into the garden.

Rear Hallway

With door to the side leading to the side path, which in turn leads to garage and garden.

Utility Room

Fitted with a range of units, granite worktop and undermounted sink. There is a wall mounted gas central heating boiler and ample space for washing machine and tumble dryer and additional appliance.

Study

With window to the side and fitted with a high quality bespoke range of study furniture, fitted with painted Oak frontage incorporating desk, drawers, glazed display cabinets and shelving.





First Floor Landing

An impressive double height ceiling with feature window to the front, access to loft and all rooms.

Bedroom 1

A particularly spacious bedroom suite with a range of refitted bedroom furniture by Holmfields, windows to the front and access to -

En-Suite

Fitted with a modern suite comprising, bath, wash hand basin, w/c and shower cubicle. There is a window to the rear and tiled walls/floor.

Bedroom 2

Forming part of an extension to the main property, this bedroom has been created as a showpiece to the property with double height ceiling, skylight window, window to the side, Oak flooring and fitted bedroom furniture by Holmfields. There is access to the luxury en-suite via glazed pocket door.

En-Suite

Fitted with a luxury suite comprising low level flush vanity storage above W/c, feature bowl wash hand basin and a shower cubicle with mixer shower. There is a window to the front and tiled walls with Oak flooring.

Bedroom 3

A double bedroom with window to the rear and a built in wardrobe.

Bedroom 4

A double bedroom with window to the rear and a built in wardrobe.

Bathroom

Featuring a modern re-fitted luxury suite comprising low level flush w/c, wash hand basin, bath and shower over. tiled walls, LVT floor and window to the rear.

Outside

The property has an impressive long blocked paved driveway frontage, with planted borders and access to the double garage, with electric roller shutter door, power and lighting, along with personnel door to the side and storage above. The rear garden has been landscaped to provide elaborate, yet low maintenance borders, pergola, water feature, artificial grass and granite paving. There is a Summer House with power and lighting to the rear of the garden with a lovely vantage point. There is exterior lighting and tap.

The Area

The property is situated on the Fairmeadows Development in Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Outwoods Edge and also Mountfields Lodge primary schools.

Extra Information

To check the Internet and Mobile coverage you can use the following link:

https://checker.ofcom.gov.uk/en_gb/broadband-coverage

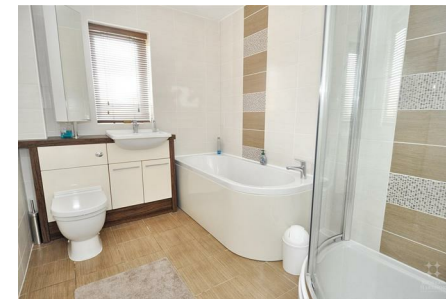
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

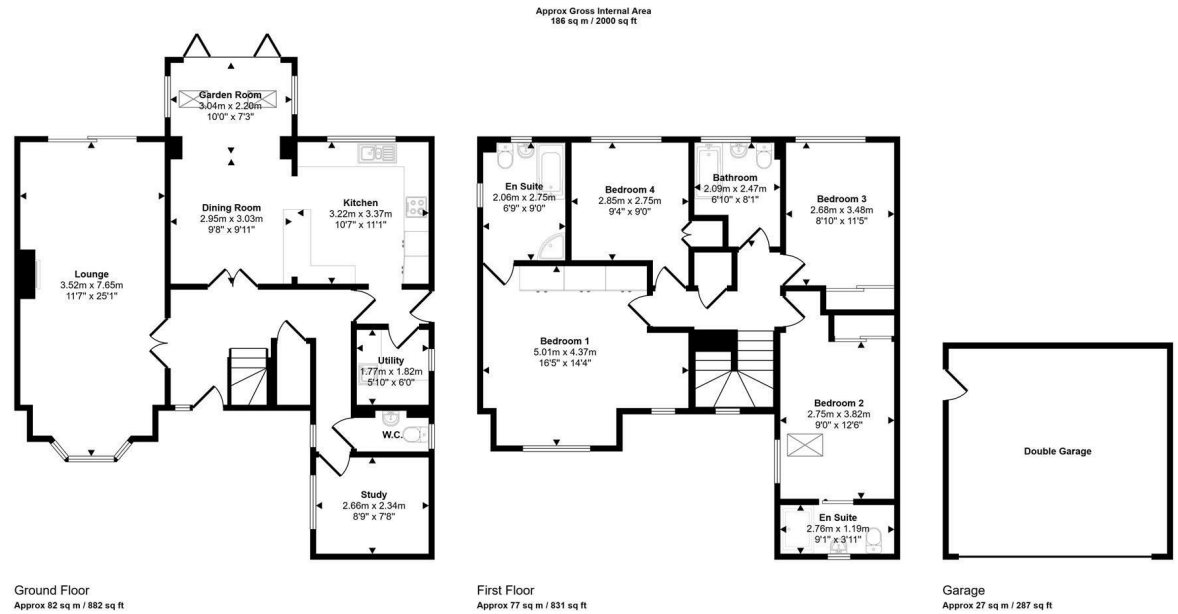
Declaration

In accordance with the Estate Agents Act 1979, the seller of this property is a registered estate agent.

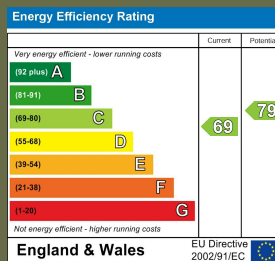


"Situated on the favoured Fairmeadows development"





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk