

Holderns

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4 Nursery End , Loughborough, LE11 3RB

£650,000



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This spacious and well-designed detached home is ideal for families and is located in a peaceful residential close within the Holywell catchment area, and is conveniently close to the university. The living room is generously sized and features French doors that open up to the garden, allowing for a seamless indoor-outdoor living experience. Additionally, there is a centrally located dining area, perfect for hosting gatherings or enjoying family meals. A third reception room provides the versatility to be used as a study or a family room, catering to the specific needs of the purchasers. There is also the benefit of solar panels to the roof spacing for the hot water, a newly fitted boiler in 2022, and double glazed throughout.

The master bedroom is a highlight of the property, boasting a generous en-suite bathroom and fitted wardrobes, providing ample storage space. On the first floor, you will find four additional bedrooms, ensuring plenty of room for the whole family.

Furthermore, the property includes a convenient downstairs cloakroom, a detached double garage, a utility room, and plenty of storage space throughout, ensuring that all practical needs are met. This home is designed to accommodate the demands of modern family life while providing a comfortable and stylish living environment. NO UPWARD CHAIN.

Entrance Hallway:

A bright and airy reception hallway, providing access onto all ground floor accommodation, useful under stair storage and stairwell rising to first floor.

Living Room:

This generously proportioned and well-lit living room spans the full depth of the house. It features windows to the front and side, as well as French doors leading to the rear. The room is beautifully enhanced by a coal effect gas fire with a marble surround, creating an inviting ambience.

Dining Room:

Adjacent to the kitchen and accessible through French doors from the reception hall, the dining room offers ample space for the entire family.

Study / Family Room:

Conveniently located on the ground floor, this versatile room can serve as a study or a family room. Its layout and design make it an ideal space for various activities and purposes.

Kitchen:

The kitchen and breakfast area boast a spacious layout, featuring integrated appliances such as a dishwasher, fridge-freezer, double oven, gas range, and stainless steel extractor hood. French doors open up to the garden, allowing for easy access and natural light.

Utility:

Situated off the kitchen, the utility room offers convenient access to the rear of the property. It serves as an excellent boot room, providing ample cupboard space and a sink for added functionality. The boiler is fitted to this room and was newly installed in 2022.

Landing:

A large and open space with window to the front, allowing access to all first floor accommodation and to the partly boarded loft space above via a fitted loft ladder.

Master Bedroom:

With rear views, the master bedroom offers a generous size. It includes several fitted wardrobes and an en suite with a shower and toilet, providing both comfort and convenience.

Bedroom Two:

This larger-sized double room overlooks the rear garden and is located adjacent to the bathroom, ensuring easy access and privacy.

Bedroom Three:

Featuring front views from a feature arched window, this good-sized room offers flexibility in its use and arrangement and has the added benefit of built in bookshelves.

Bedroom Four:

Situated at the rear of the property, this room is equipped with fitted wardrobes, maximizing storage space and organization.

Bedroom Five:

With dimensions that provide ample space, this room offers versatility and can be adapted to suit various needs and has a fitted wardrobe.

Bathroom:

Located on the first floor, the family bathroom is a three-piece suite. It includes a shower attachment, towel rail, and is partially tiled.

Parking:

The property offers convenient parking spaces on the driveway. Additionally, there is ample space available in the double garage for further parking or storage needs.

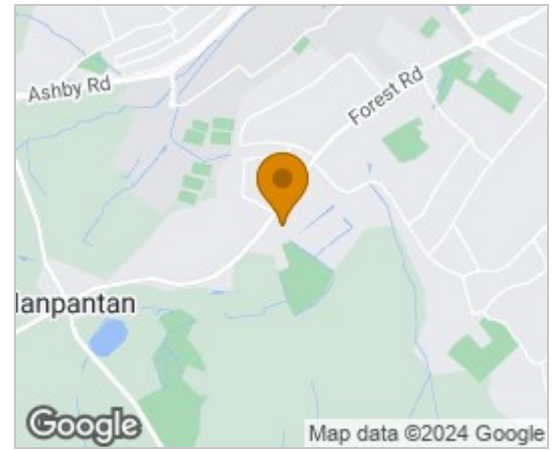
Garden:

Accessed through either the kitchen or the living room's French doors, the private rear garden is designed for low maintenance and is privately aspected making a great space to enjoy the summer months in. It features a large lawn space, part walled surround and well-established borders including several fruit trees, creating a pleasant and inviting outdoor space.

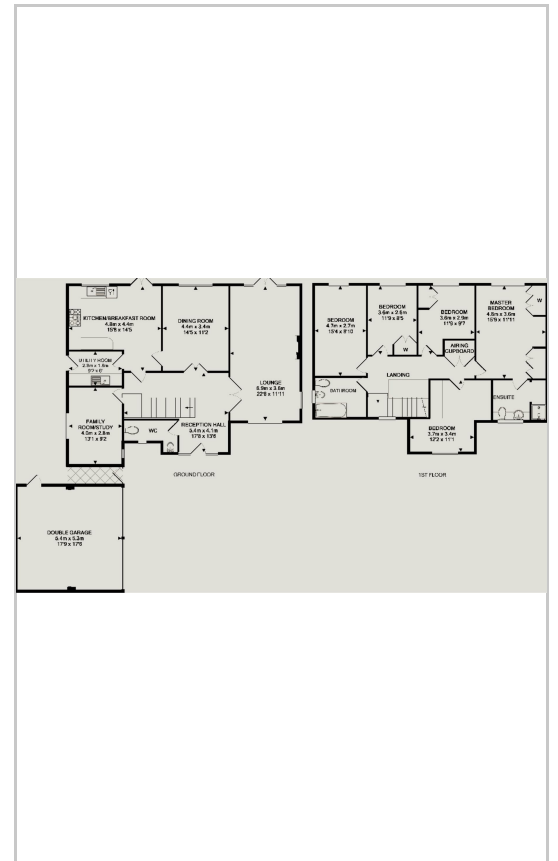
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- While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
- The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
- Please note we 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.

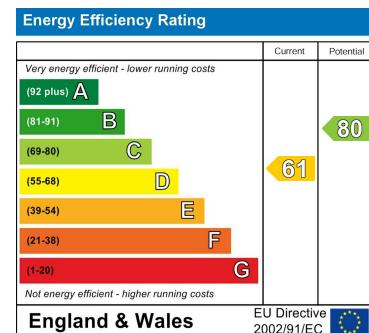
Area Map



Floor Plans



Energy Efficiency Graph



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