

Holdings

A Modern Estate Agent



8 Laburnum Way
, Loughborough, LE11 2FB

£580,000



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An amazing opportunity presents itself with the listing of this stunning five-bedroom detached home in the desirable Fairmeadows development of Loughborough. Situated within the sought-after catchment area for Outwoods Edge Primary School and Woodbrook Vale Secondary School, this property offers a fantastic location for families. NO UPWARD CHAIN.

Loughborough is a vibrant town located just a short distance from Junction 23 of the M1 motorway network, providing convenient access to major roadways. The town boasts a mainline railway station with regular services to London St. Pancras, easy connectivity to East Midlands Airport, and swift access to Leicester via the A6. With a plethora of dining options, shops, banks, cafes, fitness centres, a cinema, and bars, Loughborough caters to a variety of interests and lifestyles within close proximity to this property.

Step inside to find a bright and welcoming entrance hall, a ground floor WC, a spacious lounge with a bay fronted window, a dining room, a conservatory, a versatile study/family room, and a dining kitchen with a separate utility room. The kitchen is equipped with a range of wall, base, and drawer units, offering plenty of storage and workspace. French doors from the kitchen open up to the rear garden, providing a seamless indoor-outdoor flow. The utility room offers space for appliances, including plumbing for a washing machine.

Heading upstairs, a galleried landing leads to all five

well-proportioned bedrooms and a family bathroom. Bedrooms one and two feature built-in wardrobes and en suite shower rooms, while the family bathroom is elegantly appointed with a modern three-piece suite and stylish tiling.

Outside, the property boasts a large driveway with ample off-road parking, leading to the garage. The expansive rear garden offers a fantastic outdoor space to enjoy during the warmer months, perfect for relaxing and entertaining. This property truly offers a wonderful opportunity to create a comfortable and convenient lifestyle in a highly sought-after location.



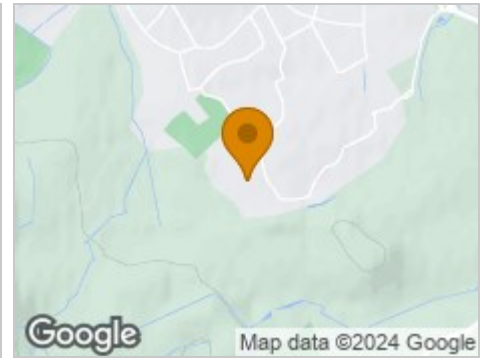
Road Map



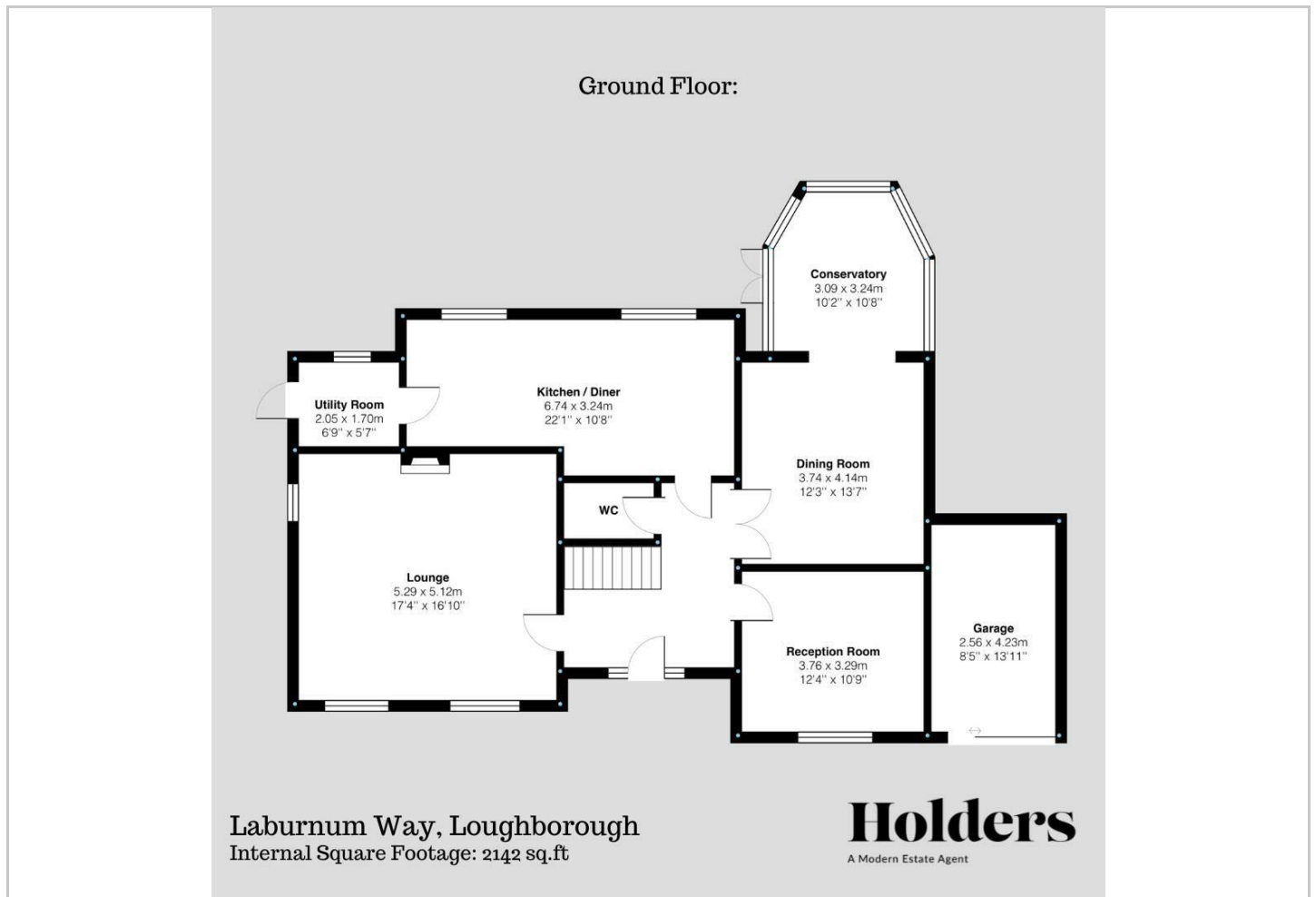
Hybrid Map



Terrain Map



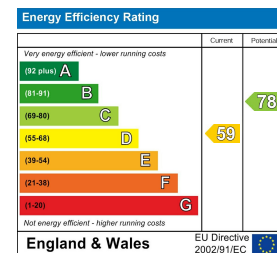
Floor Plan



Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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