

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.

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.



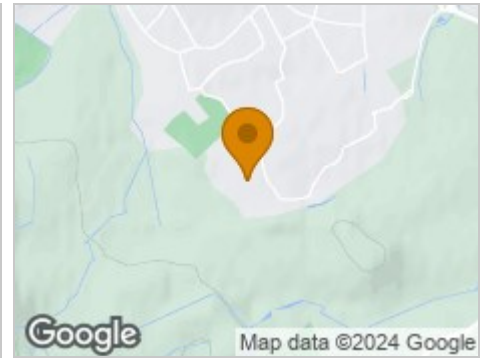
Road Map



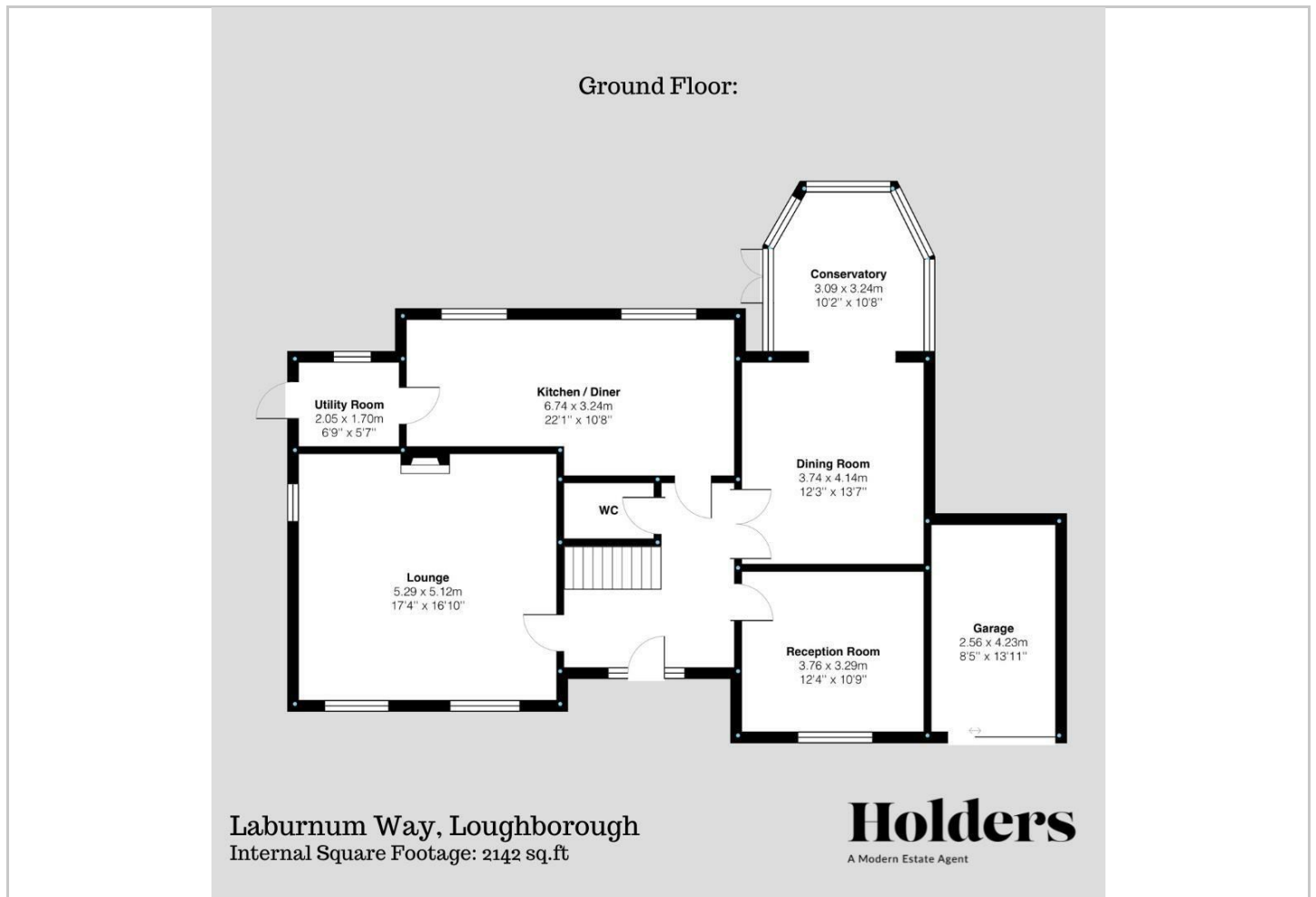
Hybrid Map



Terrain Map



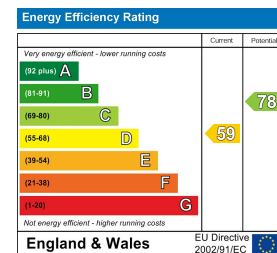
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.