

Holdings

A Modern Estate Agent



87 Leconfield Road

, Loughborough, LE11 3SP

Offers over £310,000



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This beautiful detached family home is situated on a desirable corner plot in a sought-after area of Loughborough. The front driveway provides ample off-road parking, and the low-maintenance pebbled front garden adds to the curb appeal of the property. As you enter through the side entrance door, you are greeted by a light and spacious hallway with a vaulted ceiling, stairs leading to the first floor, and doors leading to the ground floor accommodation.

The downstairs cloakroom is conveniently located off the hallway and features a low-level WC, washbasin, window, and useful understairs storage space. The 'L' shaped lounge/diner is a fantastic reception space with a large double glazed window, gas fire with surround, and both wall and ceiling mounted light points.

The kitchen has been refitted with stylish white gloss units, integrated appliances, tiled splashbacks, and a matching breakfast bar. The open plan layout includes a separate seating area with patio doors opening out to the rear garden, perfect for family living and entertaining.

Upstairs, the landing offers ample cupboard space for storage. The master bedroom is spacious and bright, while bedroom two offers views of the garden. Bedroom three is a generous size with two windows to the side elevation. The contemporary family bathroom features a white suite, walk-in shower cubicle, chrome heated towel rail, and opaque window.

The landscaped rear garden is a peaceful retreat with a seating area, artificial lawn, decked area, and fenced borders. Gated side access leads to the pavement, completing this wonderful family home in a prime location.

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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.
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Road Map



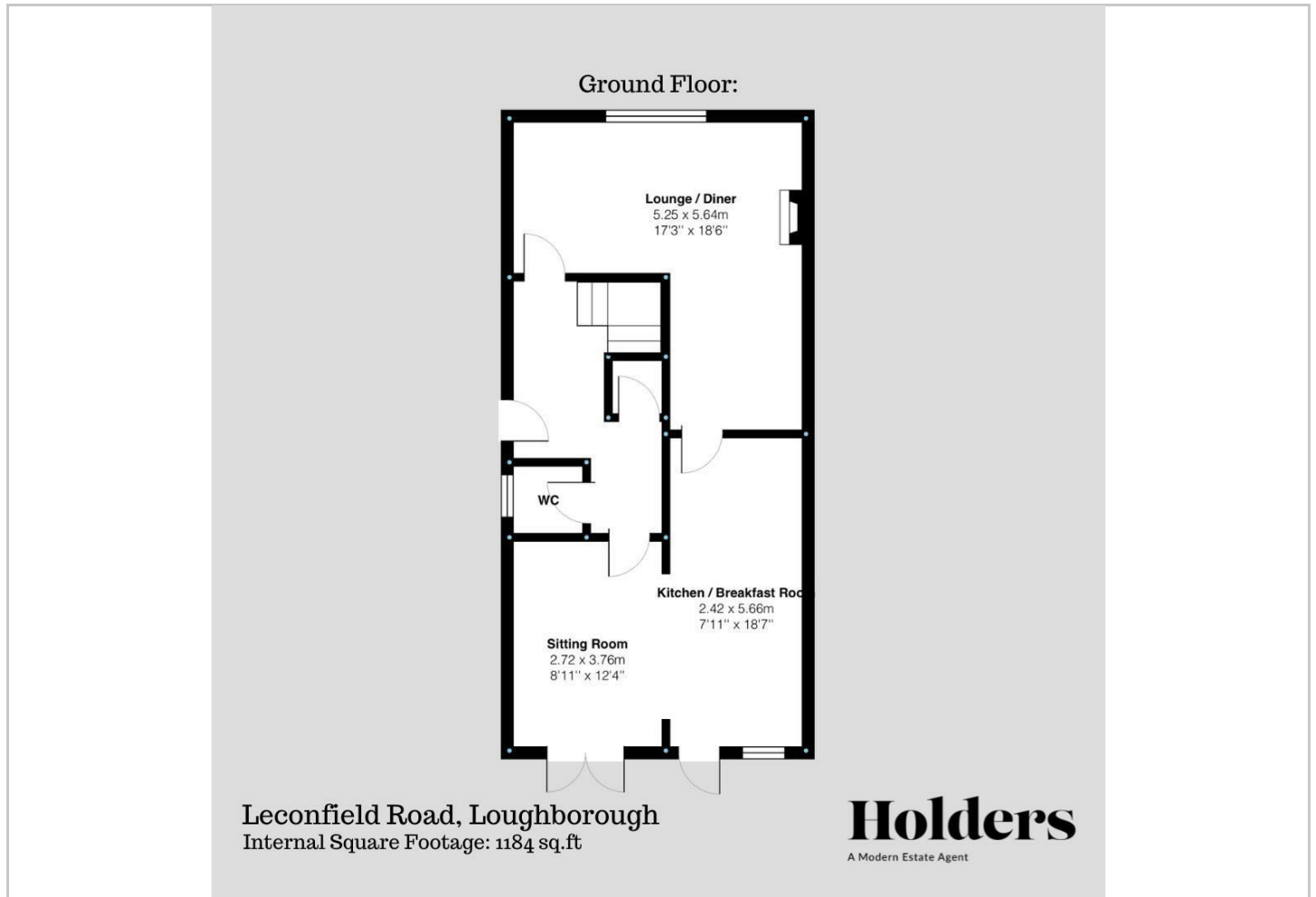
Hybrid Map



Terrain Map



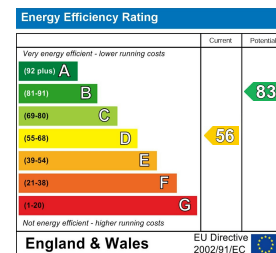
Floor Plan



Viewing

Please contact our Holders - 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.