

Holdings

A Modern Estate Agent



227 Nanpantan Road
Nanpantan, Loughborough, LE11 3YD

Guide price £400,000



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The accommodation in brief comprising entrance hall, full length lounge, separate dining room, kitchen, large utility and ground floor wc, two ground floor double bedrooms and bathroom whilst the main bedroom is on the first floor with en-suite shower room and feature open landing. The property has extensive parking and a double garage and a private and fully enclosed rear lawn garden that backs on to an open meadow.

Upon entering the property via the entrance hallway, this provides access onto all ground floor accommodation and has a feature staircase rising to the first floor. The Lounge is a light and airy space for all the family to enjoy and is complete with a focal log burning stove and dual aspect windows to front and rear elevation. The property boasts character features including a beamed ceiling. Providing further living space is a dining room providing access to the kitchen and utility room. This room is flexible to suit the buyers needs and has double patio doors leading onto the rear garden. The Kitchen is fitted with an array of base and eye level units, built in oven with hob over, inset sink and window to side elevation. The utility room provides access onto the rear garden and to a ground floor w/c.

Completing the ground floor living accommodation are two well sized double bedrooms and a family bathroom. The family bathroom is complete with a bath with shower over, low flush w.c and wash hand basin.

Ascend onto the first floor and you will find the master bedroom complete with an en-suite and a large open landing space which would make an ideal study space when working from home.

The property occupies this prime Forest Side location with delightful walks in the Outwoods just a short distance away and falling in to the Holywell Primary School catchment area. The property is set back well back from the road along a block paved driveway and this leads to wrought iron gates beyond which lies a further block paved driveway with parking for multiple vehicles leading to an integral double garage with up and over door, electric light and power. There are steps leading to the main entrance door and a paved long ramp to the right hand side that leads round to the rear of the property with outside lighting and garden tap. Round to the rear is a pleasant private and fully enclosed lawned garden with borders and shrubs, paved patio and this backs on to open meadow views.



Road Map



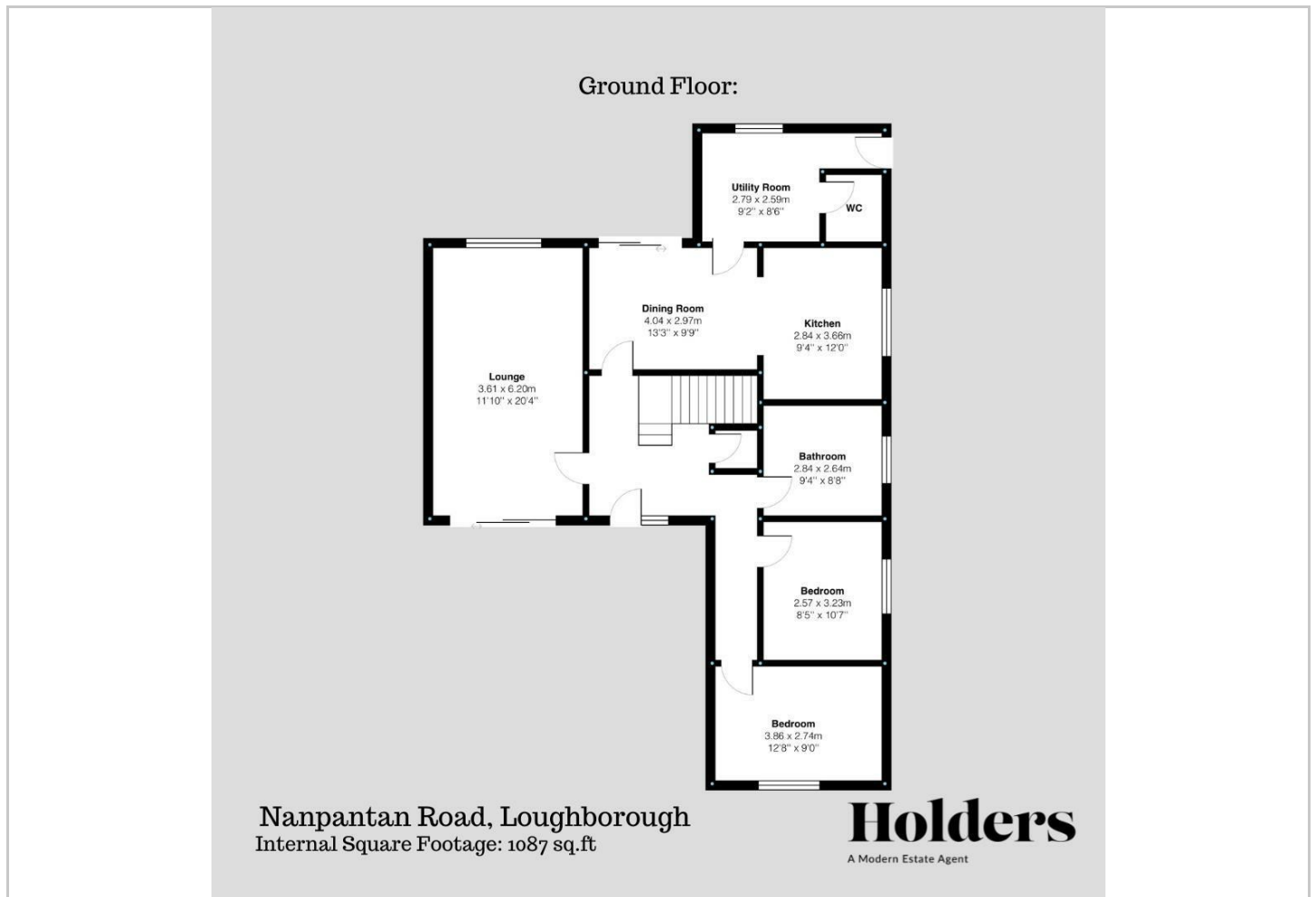
Hybrid Map



Terrain Map



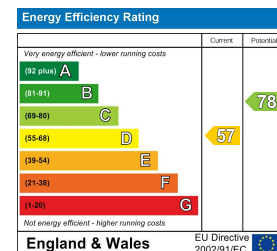
Floor Plan



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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