

Holdings

A Modern Estate Agent



53 Leconfield Road

, Loughborough, LE11 3SP

£385,000



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The property occupies a spacious plot and has fantastic accommodation throughout comprising an entrance hallway with doors to a spacious lounge, w/c, an extended dining room, a kitchen with space for a dining set. To the first floor are four well-proportioned bedrooms and a family bathroom. Outside, to the front is a driveway providing ample off road parking with access to the garage. To the rear is a beautifully maintained garden, perfect for family entertainment!

Upon entering the property via the spacious entrance hallway, this provides access onto all ground floor accommodation and stairwell rising to first floor. The Lounge is a light and airy space and has two windows to front elevation allowing in plentiful light to the room. Providing further living space is an extended dining room which is flexible to suit the buyers needs and has further space which could accommodate a study area.

The Kitchen is fitted with an array of base and eye level units, inset sink and drainer, integrated oven and hob over, space for a fridge freezer, space for a washing machine, door to side elevation. Completing the ground floor accommodation is a w.c.

Ascend onto the first floor and you will find four well sized bathrooms and a family bathroom. The bathroom is complete with a bath and shower over, low flush w/c and wash hand basin.

To the outside the property is set on a spacious plot

offering off road parking for multiple vehicles leading to a detached garage. The rear garden is mainly laid to lawn making a great space to enjoy the summer months in!

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.



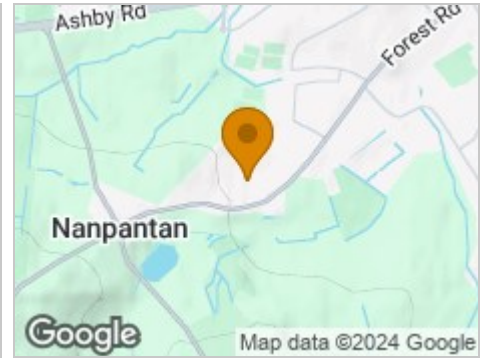
Road Map



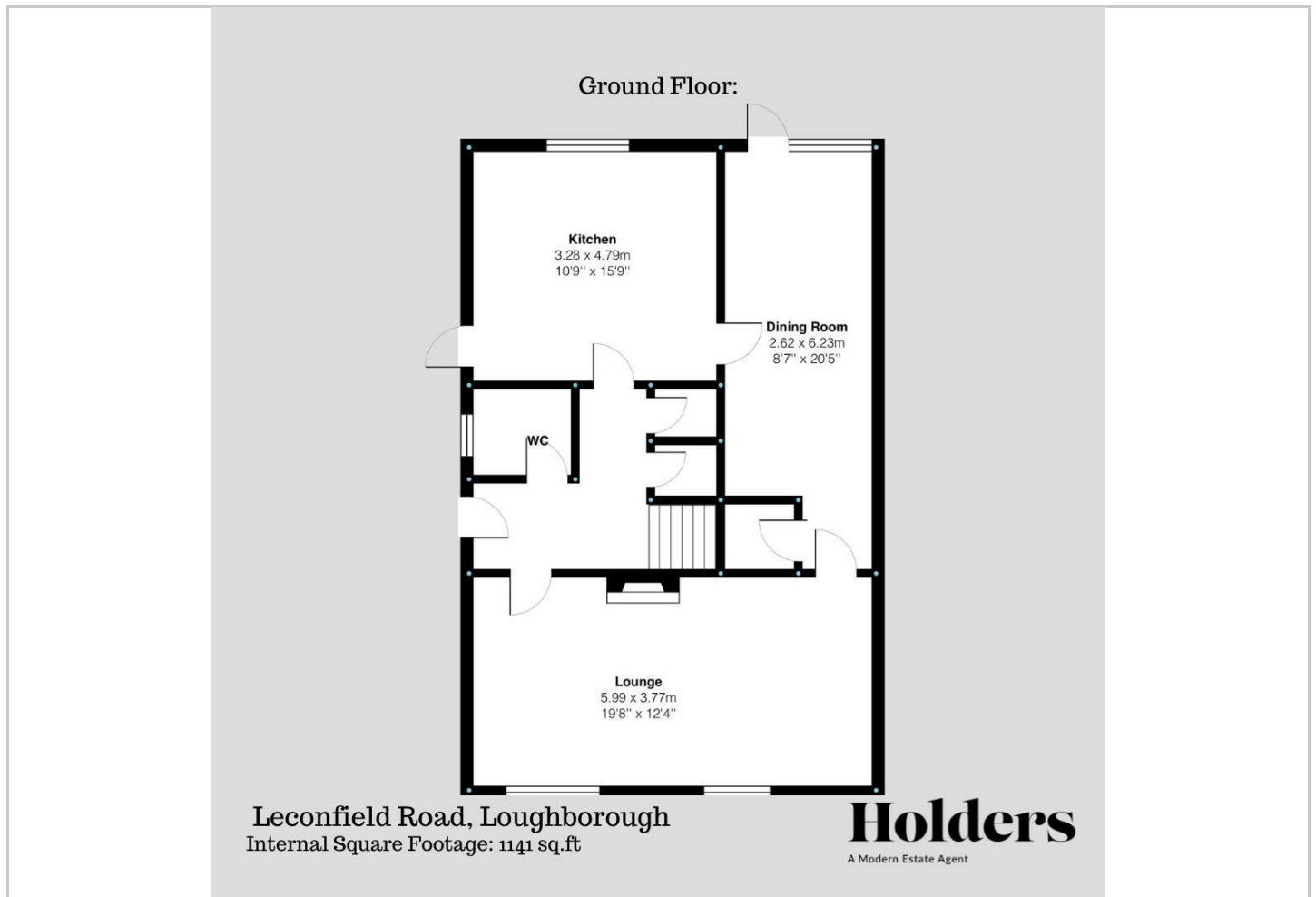
Hybrid Map



Terrain Map



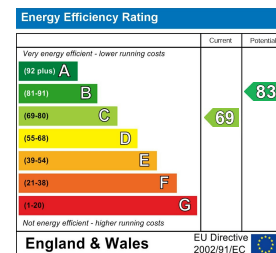
Floor Plan



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.