

Holdings

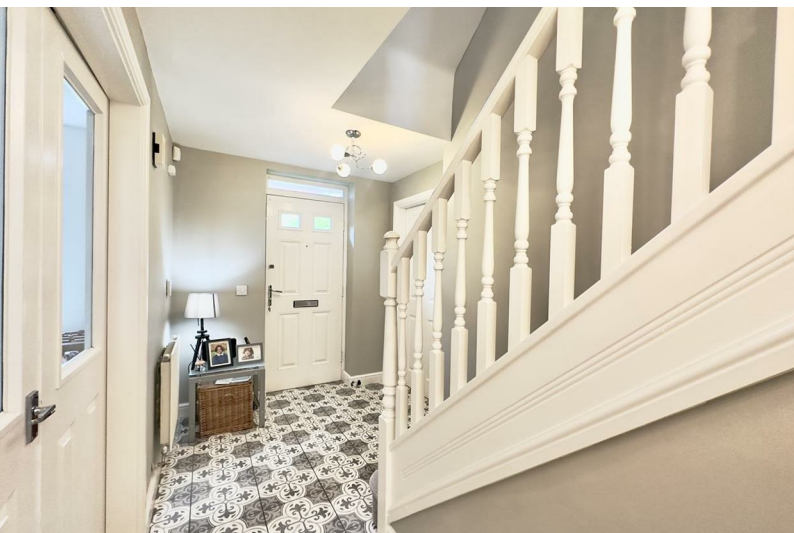
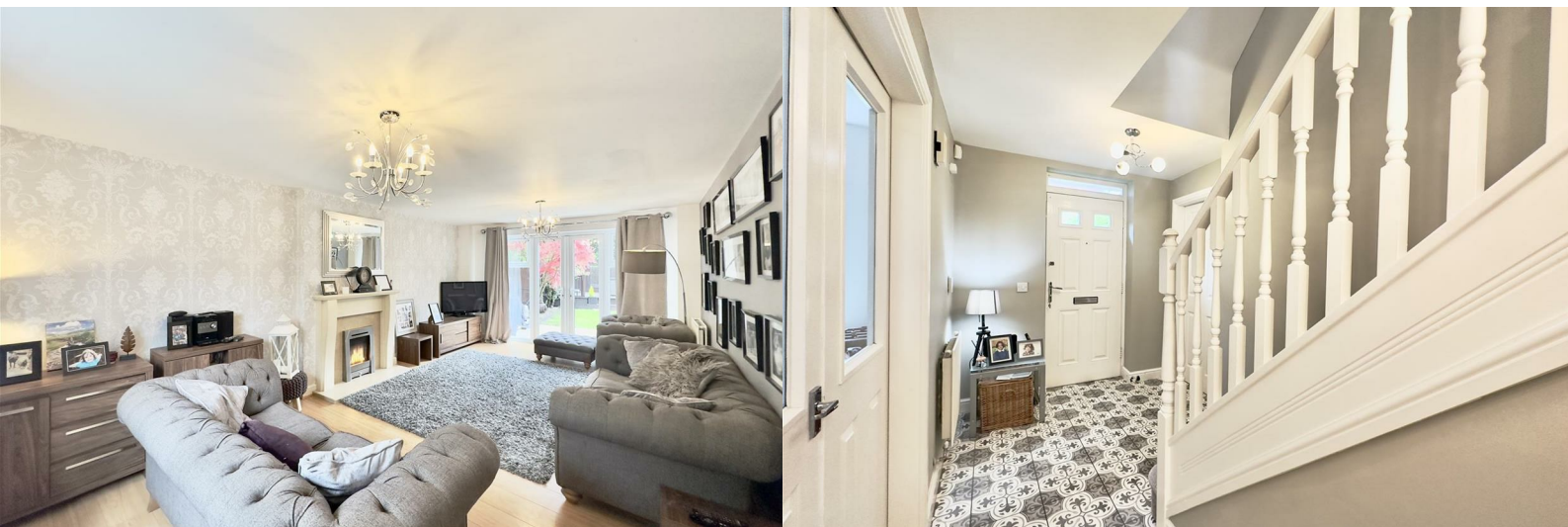
A Modern Estate Agent



45 Hubbard Road

Burton-On-The-Wolds, Loughborough, LE12 5AX

Guide price £650,000



45 Hubbard Road

Burton-On-The-Wolds, Loughborough, LE12 5AX

Guide price £650,000



Offering elegant and stylish accommodation across three floors is this substantial executive detached home boasting a showhome standard interior. The property benefits from gas central heating, uPVC double glazed and is offered with no chain and ready to move into accommodation. The property comprises a welcoming hall, family room, lounge, living/dining kitchen, utility room and cloakroom. On the first floor is a master bedroom suite comprising a double bedroom, dressing room and en-suite bathroom, two further double bedrooms and a bathroom. On the second floor are two large double bedrooms and a shower room. Outside is a driveway hardstanding for six vehicles, a detached double garage which has been converted to a gym and a delightful private rear garden abutting onto woodland. Viewing is highly recommended to appreciate.

The village of Burton on the Wolds offers a popular public house, petrol station with convenience store, good primary school and nursery. The village is particularly well placed for further extensive local shopping and extensive schooling at Loughborough. It is also ideally placed for commuting to Leicester, Melton Mowbray and Nottingham, the A46 providing access to the north and also the M1 via the north-west Leicester bypass.

Situated in a tucked away position, this spacious property boasts a welcoming canopy porch with a panelled composite door leading into the entrance hall. The entrance hall features a turning staircase, cloaks/storage cupboard and doors to all ground

floor accommodation.

The property comprises a through lounge with dual aspect uPVC double-glazed windows, central focal fireplace, multi-media access point, and cabling for Sky TV. Providing further living space is the family room which offers flexibility as a playroom, dining room, or office with double-glazed window to front elevation.

The heart of this home is the living kitchen being complete with uPVC double-glazed windows, skylight windows, tiled floor, Shaker-style laminate finish units, stainless steel sink, AEG gas hob, in-built oven/grill, integrated dishwasher and fridge/freezer, and a door leading to the utility room. The utility room includes a composite door, central heating boiler, sink, plumbing for washer and dryer, and tiled floor.

The first floor landing leads to the master bedroom suite with a dressing room and en-suite shower room, along with two additional double bedrooms and a family bathroom. The master bedroom features built-in wardrobes, uPVC double-glazed windows, central heating radiator, and countryside views. The en-suite includes a shower cubicle, washbasin, and WC.

On the second floor, there are two double bedrooms and a shower room. Bedroom four boasts countryside views, a triple wardrobe, velux skylight window, ceiling light point, and central heating radiator. The rear garden is a great space to enjoy

and is enclosed by fencing with a seating area, lawn, raised decking space, integral access to the detached double garage which has been converted to a gym and off-road parking for four plus vehicles.

Overall, this property offers spacious living accommodation, modern fittings, and a convenient location, perfect for a growing family seeking comfort and style.



Road Map



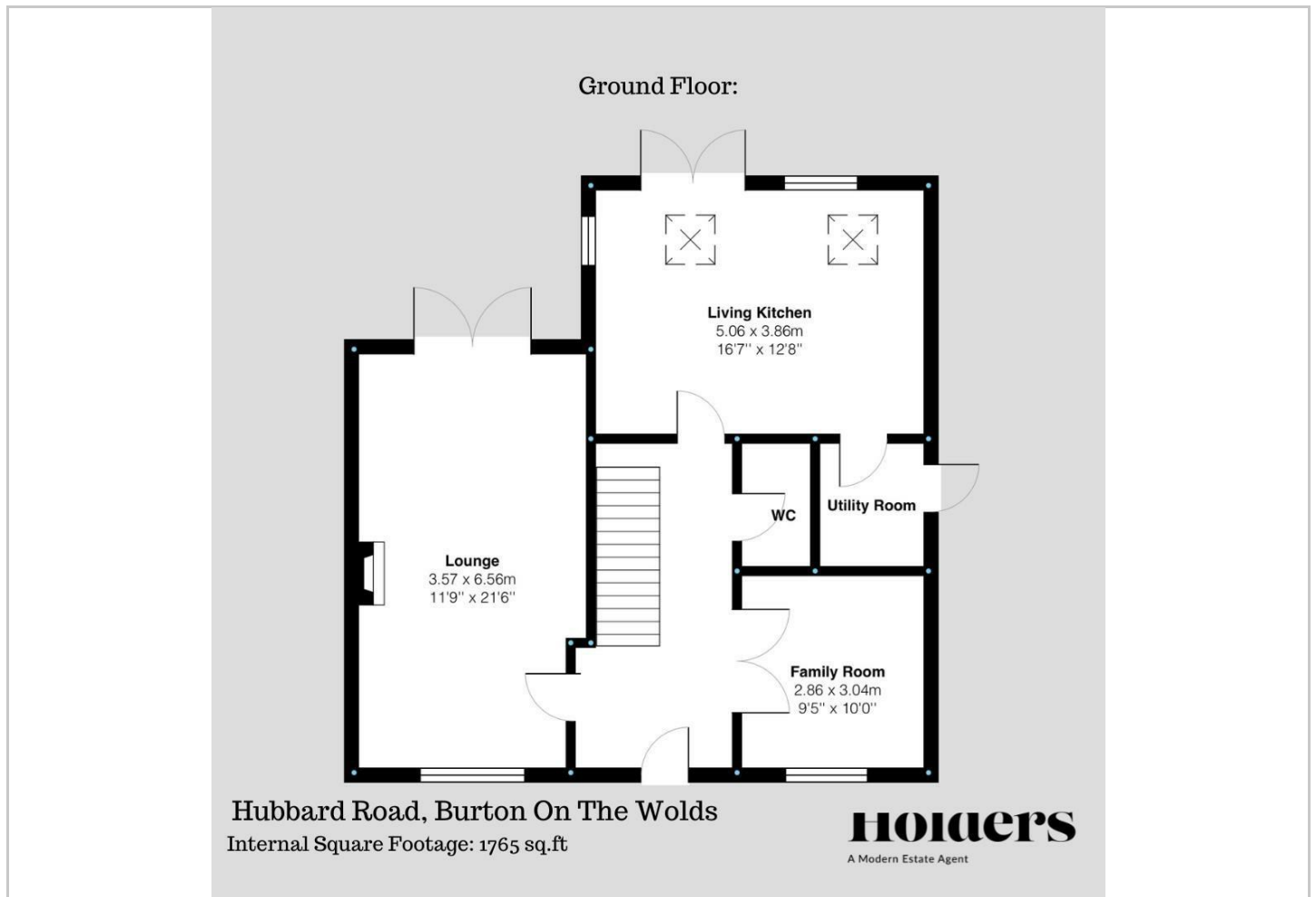
Hybrid Map



Terrain Map



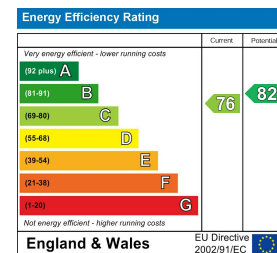
Floor Plan



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.