

Holdings

A Modern Estate Agent



443 Loughborough Road

Birstall, Leicester, LE4 4BH

Guide price £575,000



443 Loughborough Road

Birstall, Leicester, LE4 4BH

Guide price £575,000



As you step into the property through the porch, you are welcomed by a spacious entrance hallway adorned with original parquet flooring. This hallway serves as the gateway to all the downstairs spaces. The focal point of the home is the stunning open plan living kitchen. The kitchen has been newly fitted and is equipped with a central island featuring an induction hob and inbuilt storage, integrated double ovens, integrated dishwasher, and ample space for a large dining table and a cosy sofa for the family to gather around. Adjacent to the kitchen is a utility room illuminated by a velux skylight, providing space for a washing machine and tumble drier and has a fitted full size fridge and full size freezer. Leading from here is a spacious room which would make an ideal ground floor bedroom or study.

The living space is completed by a generously sized lounge, featuring patio doors that open onto the rear garden, a focal fireplace, and room for plenty of furnishings.

On the ground floor, you will find three spacious double bedrooms. The second bedroom boasts a newly fitted en-suite bathroom with a double shower enclosure, low flush w/c, and pedestal wash hand basin. Additionally, there is a family bathroom with a bath unit with shower over, low flush w/c, and pedestal wash hand basin.

Moving upstairs, the first floor houses the master bedroom with its luxurious en-suite bathroom comprising a roll top bath, low flush w/c, and pedestal wash hand basin. An additional room on

this floor could be used as a dressing area or study or storage.

Outside, the property sits on a generously sized plot with an in and out driveway providing ample off-road parking, a garage, and a private rear garden. The landscaped garden features a raised decking area, a lawn, and a summer house.

To truly appreciate the level of accommodation and the charm of this property, an internal viewing is highly recommended.

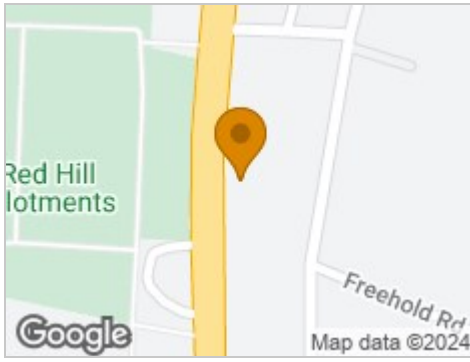
Disclaimer

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



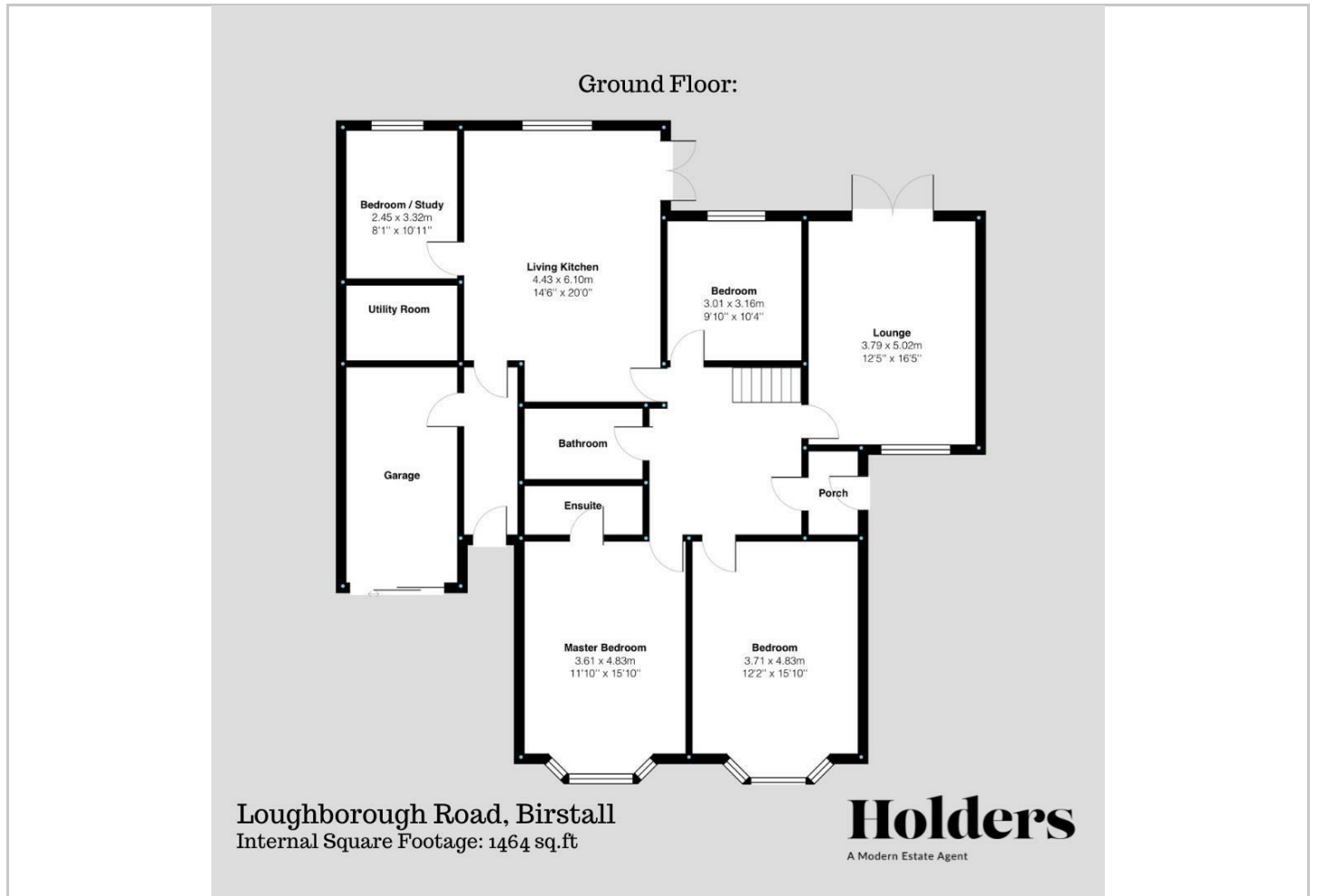
Hybrid Map



Terrain Map



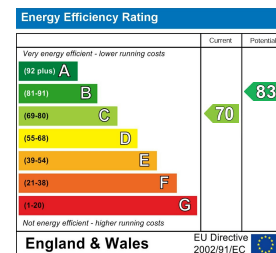
Floor Plan



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.