

# Holderr

A Modern Estate Agent



73 Leconfield Road

, Loughborough, LE11 3SP

Offers over £355,000





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This beautiful detached family home is situated in a sought-after area of Loughborough. The front block paved driveway provides ample off-road parking and gives access to the car port and home office. As you enter through the side entrance door, you are greeted by a light and spacious hallway with a feature vaulted ceiling, stairs leading to the first floor, and doors leading to the ground floor accommodation and useful storage cupboard off.

The downstairs shower room is conveniently located off the hallway and features a low-level WC, washbasin, window and shower. The 'L' shaped lounge/diner is a fantastic reception space with a large double glazed window to front elevation. The kitchen has been refitted featuring integrated appliances such as dishwasher, double ovens, induction hob with extractor over and door out to the garden.

In addition to the above situated on the ground floor is a double sized bedroom with built in storage and a window overlooking the rear garden. Completing the ground floor accommodation is a home office which can be accessed via the front or rear elevation and makes an ideal study space when working from home!

Upstairs, the landing offers ample cupboard space for storage. The master bedroom is spacious and bright benefitting from built in storage, while bedroom two is another good size also offering built in storage. The contemporary family bathroom features a modern suite comprising; bath with

shower over, low flush w.c, wash hand basin with storage below, chrome heated towel rail and opaque window.

The landscaped rear garden is a peaceful retreat with a paved patio, lawned area, and fenced borders.

## 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

Ground Floor:

The ground floor plan shows a central hallway with a staircase leading down. To the left is the Kitchen / Breakfast Room (2.39 x 5.61m / 7'10" x 18'5"). To the right is the Bedroom (3.76 x 2.69m / 12'4" x 8'10") and the Office (2.69 x 3.20m / 8'10" x 10'6"). Below the Kitchen is the Lounge / Diner (5.69 x 5.26m / 18'8" x 17'3"). A Shower Room is located between the Kitchen and the Bedroom. The plan is set against a grey background.

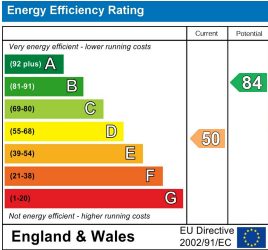
Leconfield Road, Loughborough  
Internal Square Footage: 1294 sq.ft

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.