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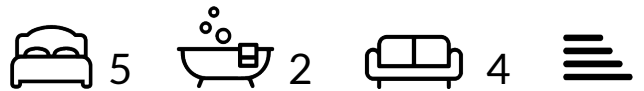
A Modern Estate Agent



4 Dunsmore Close

, Loughborough, LE11 3RD

£650,000



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An excellent opportunity to purchase a substantial, five bedroom detached home in this highly sought after forest side location in a cul-de-sac position.

The property enjoys a good plot which encompasses mature west facing rear gardens, to the front is a double integral garage. Downstairs there are two fine reception rooms, conservatory, dining kitchen and a welcoming and spacious entrance hall are found on the ground floor and a galleried landing leads to the five bedrooms. Situated close to highly regarded local schools and the Loughborough endowed schools which are also within easy reach.

Upon entering the entrance hall, this greets you and provides access onto all ground floor accommodation with stairs off to first floor galleried landing. Upstairs there are five bedrooms and two bathrooms. The Kitchen is fitted with a matching range of base and eye level units with integrated appliances including dishwasher with ample work-surface space, inset sink and drainer, UPVC double glazed window overlooking the rear garden. A door provides access onto a utility room which houses space and plumbing for a washing machine / tumble drier, wall mounted boiler and further fitted storage cupboards, there is also a door onto the rear garden.

Providing further living space are two further reception rooms in the form of a dining room and lounge. The conservatory is accessed via french doors leading from the dining room and makes a great space to enjoy with further french patio doors

leading to the rear garden.

Ascending the staircase to the first floor, you're greeted by a galleried landing that provides access to the loft, ideal for extra storage solutions. This level accommodates five generously sized double bedrooms, ensuring ample space for family and guests. The master bedroom is complete with an ensuite shower room for convenience. The family bathroom is complete with a bath with shower over, w/c and wash hand basin.

To the front the driveway provides ample hardstanding for multiple vehicles and access to a double integral garage. Around the back you will find the mature west facing garden benefitting from paved patio area, lawn and established borders.

A stone's throw from open countryside on the 'Forest Side' of the town this exceptional home is ideally placed within easy walking distance of the popular Holywell Primary school, university and The Loughborough Schools Foundation.

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

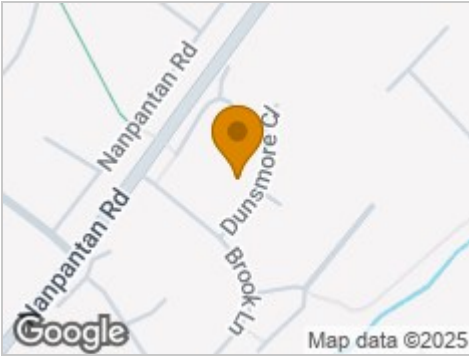
incorrect.

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.



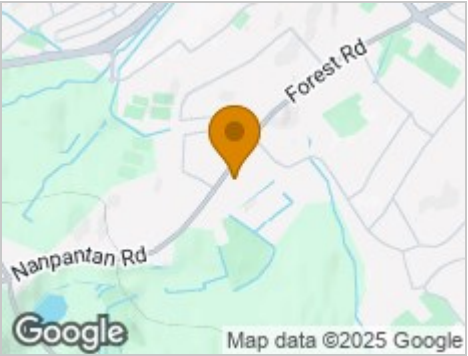
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our 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.