

# Holden's

A Modern Estate Agent



906 Loughborough Road, Leicester, LE7 7NH

£450,000

A extended, traditional five bedroomed semi detached home, occupying a good sized plot, set back from the road in an extremely convenient village location. The property has been well cared for during its present ownership and is presented superbly throughout, therefore an early inspection is considered necessary.

The property is entered via a glazed door into a welcoming and sizeable entrance hall with an attractive staircase rising to the first floor and having a large cloaks cupboard under. Doors from the entrance hall lead into the wonderfully bright dining room with French doors opening out to the garden and there is an opening to the bay windowed lounge with feature fireplace.

Undoubtedly the centrepiece of the home is the family dining/living kitchen situated at the rear of the property which is superbly fitted with a range of Shaker style wall and base units with a wood effect work surface, integrated cooker and hob and ample space for further appliances, a dining table and sofa. A door from the kitchen leads to an inner lobby with downstairs WC off and an internal door to the garage.

Returning to the entrance hall, a staircase rises to the first floor landing where there are doors off to a principal bedroom with a rearward aspect with fitted wardrobes, there are two further double bedrooms with frontal aspects including one with an attractive walk in bay window. There are two additional bedrooms with one having a built in bed and storage and there is a family bathroom with three piece suite including panelled bath with a shower over.

The impressive rear garden is perfect for families, featuring a patio area, a lawn with mature shrubs and trees, and space at the bottom for a planting area.

To the front, there is ample off-road parking allowing access to the garage.

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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.

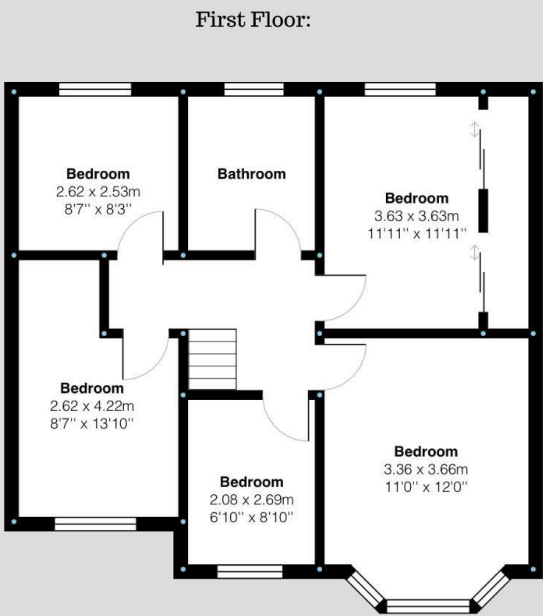
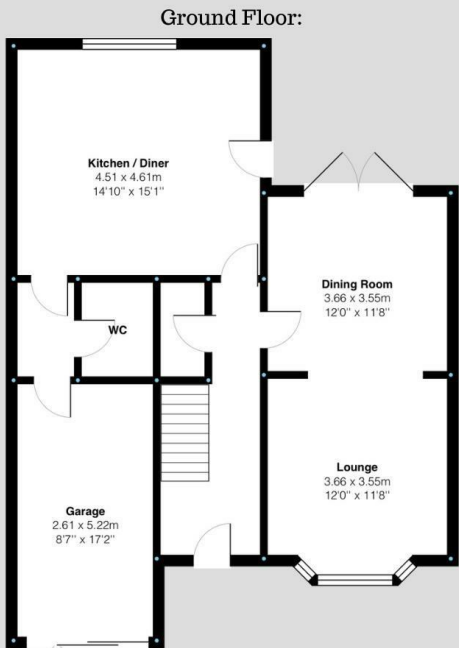
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Floor Plan



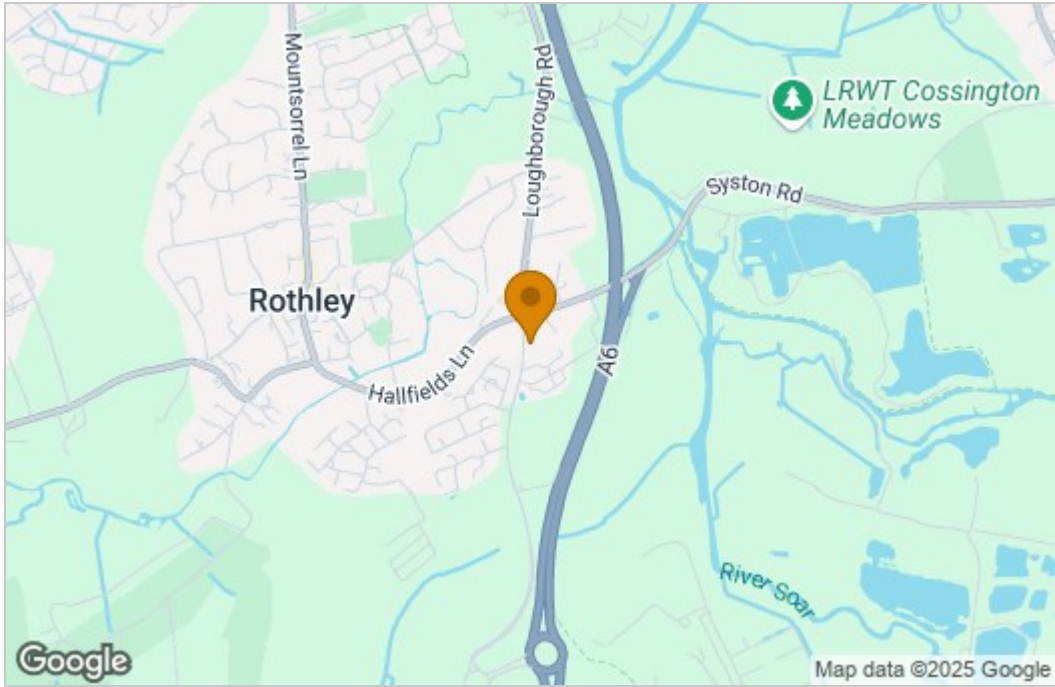
Loughborough Road, Rothley  
Internal Square Footage: 1480 sq.ft

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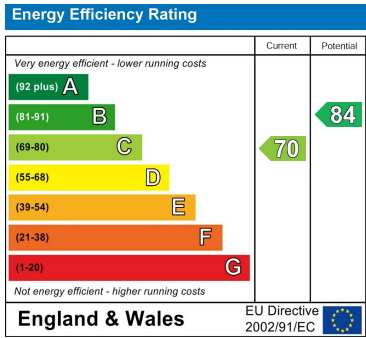
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Area Map



Energy Efficiency Graph



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