

Holden's

A Modern Estate Agent



107 Main Street, Loughborough, LE12 6SY

£775,000

A fully renovated, extended, and modernised five-bedroom detached bungalow situated in this highly sought-after village location, offering close to 2400 sq.ft of move-in-ready accommodation and being fully renovated to a top specification.

This stunning five-bedroom detached bungalow has undergone a thorough and meticulous renovation, resulting in an extensively extended and modernised residence that is truly move-in ready. Nestled in a highly desirable village location, it offers a perfect blend of contemporary comfort and timeless charm, making it an ideal family home.

The property boasts high-quality uPVC double-glazed windows throughout, ensuring excellent insulation and low maintenance. Modern underfloor heating systems have been installed in the principal rooms, complemented by a newly fitted, energy-efficient boiler, providing consistent and cost-effective warmth across the entire home.

Step inside to discover a spacious and welcoming reception hallway that sets the tone for the generous internal accommodation. The heart of the property is the expansive open-plan living, dining, and kitchen area, designed for both comfortable everyday living and entertaining guests. The kitchen features brand-new fitted units, with sleek cabinetry, a Smeg hob for precise cooking, and a prep sink integrated into the central island, which is fitted with a premium Quooker hot water tap for convenience. Integrated appliances include a built-in oven, microwave, and dishwasher, all seamlessly incorporated into the modern design.

Large sliding doors in the kitchen open out to the rear garden creating a seamless indoor-outdoor living experience. Adjacent to this space is a versatile additional living area with sliding doors, perfect for a family lounge, home office, or playroom, with direct access to the garden and patio areas.

A separate utility room provides ample space for laundry and additional storage, complete with a fully fitted sink and cabinetry. Nearby, a convenient cloakroom adds to the home's practicality, featuring modern fixtures and fittings.

The bungalow offers five generously proportioned bedrooms. Bedrooms one and five each benefit from their own en-suite shower rooms, providing added privacy and convenience. The principal bathroom is stylishly appointed, with contemporary fixtures and fittings, serving the remaining bedrooms and guests.

Externally, the property features an integral double garage, offering secure parking and additional storage options. Three designated parking spaces are also available for visitors. The outdoor living

spaces include extensive patio areas, ideal for outdoor dining and relaxation. The rear garden has been thoughtfully landscaped to ensure privacy, with mature planting and design elements that create a tranquil and secluded environment.

Overall, this property presents a rare opportunity to acquire a beautifully renovated, extended, and modernised family home in a sought-after village setting, combining luxurious internal features with attractive outdoor spaces. Ready for immediate occupancy, it offers a perfect blend of style, comfort, and practicality.

The village offers a pre-school/toddler group (OFSTED rated "GOOD") and a primary school (OFSTED rated "OUTSTANDING"), active village hall, bowls club and church. There is a children's play area and park. A wide range of public schools are available (Loughborough, Nottingham and Ratcliffe) Willoughby on the Wolds is highly desirable as it is ideally situated for commuting to Nottingham, Melton Mowbray and Loughborough. The A46 just to the east provides fast access to Leicester, Newark, Lincoln and direct route to M1 south. There is easy rail access to London from Leicester, Loughborough or Grantham. East Midlands airport is approximately 20 minutes.

All bathrooms have a heated towel rail and underfloor heating and integrated toothbrush chargers. All windows are uPVC double glazed. Oil Tank with new boiler Underfloor heating to principal rooms. LED downlights to all rooms Two Outside Taps Multiple outside zoned lights, some with motion sensors up to front door for security CAT 6 in bedrooms 1-4 CAT 6 in Kitchen, Living Room and Study 2 Car Park Spaces and Integral Garage

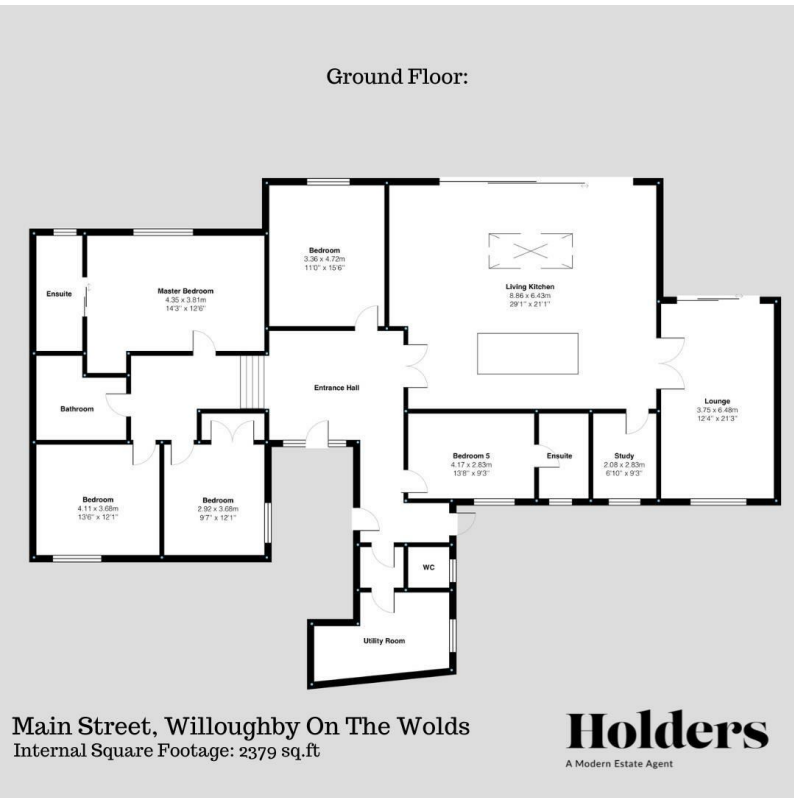
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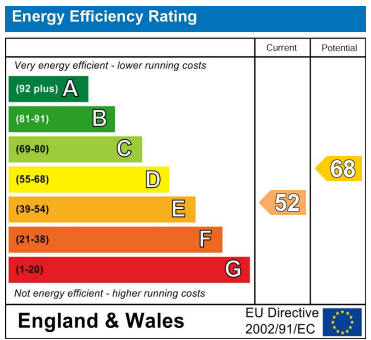
Floor Plan



Area Map



Energy Efficiency Graph



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