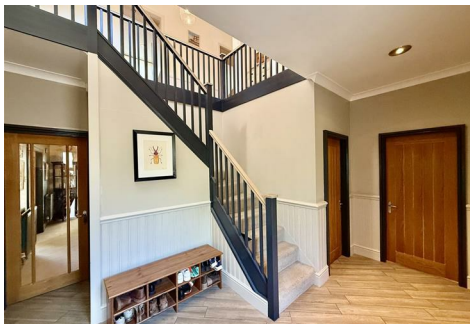


Holdern

A Modern Estate Agent



6 Woodhouse Road, Loughborough, LE12 8ED

£985,000

Elegantly sat on one of Quorn's most prestigious addresses, this fabulous family home is set on a larger than average plot. This home embodies a level of versatile space and further development subject to necessary planning consents.

Nestled on the outskirts of this highly sought-after village, this beautifully presented and truly unique detached family home offers an exceptional living environment complemented by a stunning and meticulously maintained garden. This impressive residence combines charm, versatility, and elegance, making it an ideal family purchase and offers scope for further development subject to planning consents.

Constructed with comfort in mind, the property benefits from modern conveniences including gas-fired central heating and uPVC double glazing throughout, ensuring warmth and energy efficiency. The spacious layout comprises four well-proportioned bedrooms, each providing ample space for relaxation and personalisation. The master bedroom features an en-suite shower room, offering added privacy and convenience. The family bathroom has been thoughtfully refitted with contemporary fixtures and stylish decor, providing a luxurious retreat for everyday routines.

The interior boasts three inviting reception spaces, perfect for both relaxing and entertaining guests. These versatile spaces can be adapted to suit various needs, whether as a formal sitting room, ground floor bedroom, a family room, or a dedicated home office. The dining kitchen is a highlight of the home being a bright and airy space for all the family to enjoy, equipped with modern appliances, generous work surfaces, and a welcoming atmosphere for casual family meals and gatherings.

Outside, the property offers ample parking for multiple vehicles, including a garage that provides secure storage or additional workspace or could be converted to create ancillary accommodation. The gardens are a true highlight, featuring side access large enough for a car leading to a magnificent large lawn space, large patio area, and an array of plants, shrubs, and trees, creating an enchanting outdoor space that can be enjoyed year-round.

Location

Quorn is a particularly well-served and highly desirable village, situated off the A6 between Loughborough and Leicester. The village boasts an excellent selection of local shopping facilities, ranging from everyday essentials to boutique stores, alongside a variety of local schools catering to all age groups. There are also numerous restaurants and pubs, providing a vibrant social scene. Its prime location offers convenient access

to the stunning amenities of Charnwood Forest, including scenic walks and outdoor pursuits. Additionally, nearby Loughborough provides further shopping, educational, and recreational facilities, while the excellent transport links facilitate swift journeys to Leicester, the M1 motorway, and beyond.

Directions

From the center of the village, enter Woodhouse Road. The property is set back on the left-hand side, clearly visible from the road, with a private gated driveway providing access to the parking area and garage.

Agents note:

The garden will be subject to a development uplift provision for a period of 20 years at 20% and binding on successors in title of any uplift in value due to planning consent for additional dwellings with granted planning permission payable to the current owners. This uplift clause is negotiable and can be removed subject to negotiations.

Disclaimer

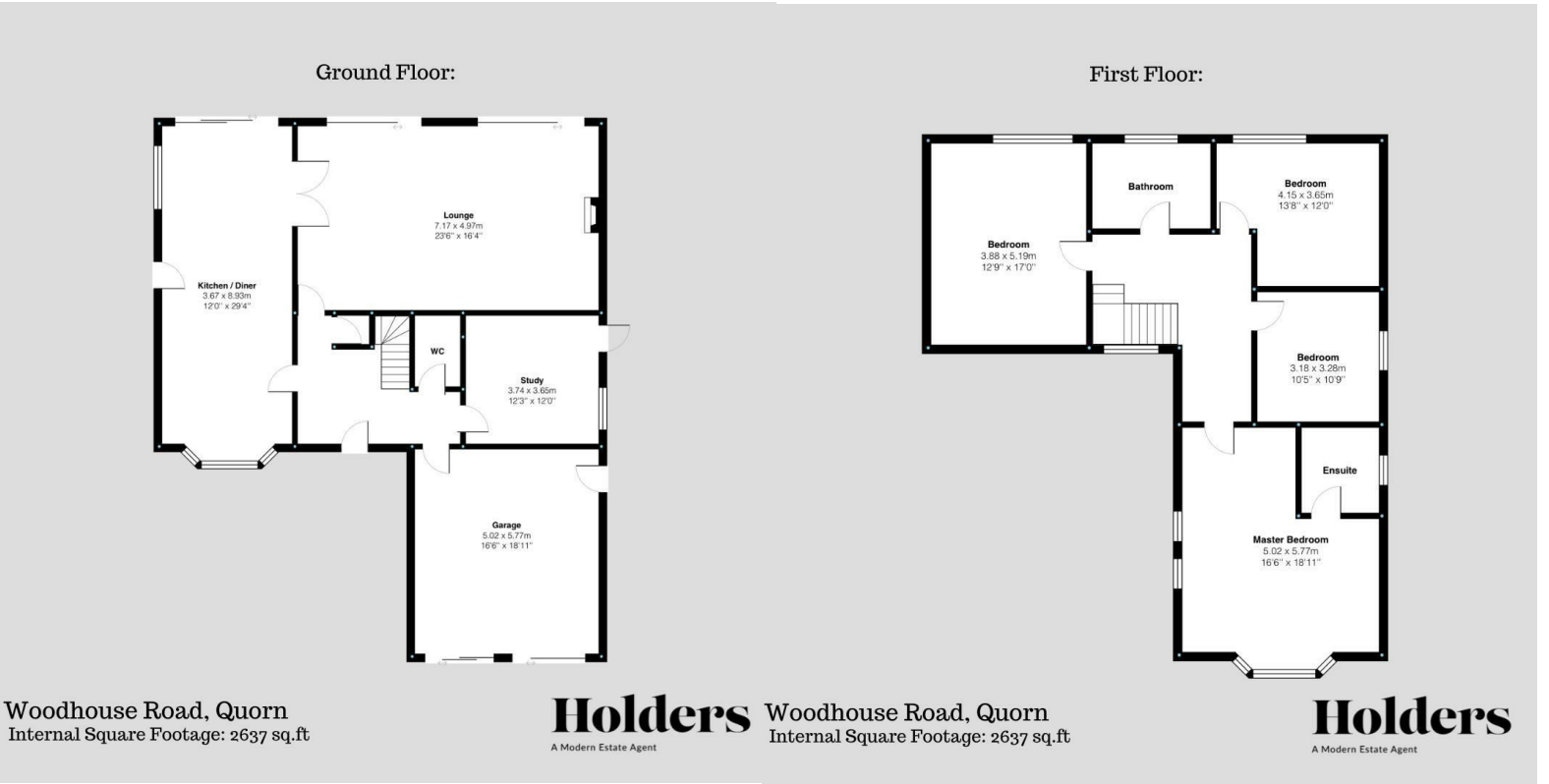
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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note 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.

Extra information

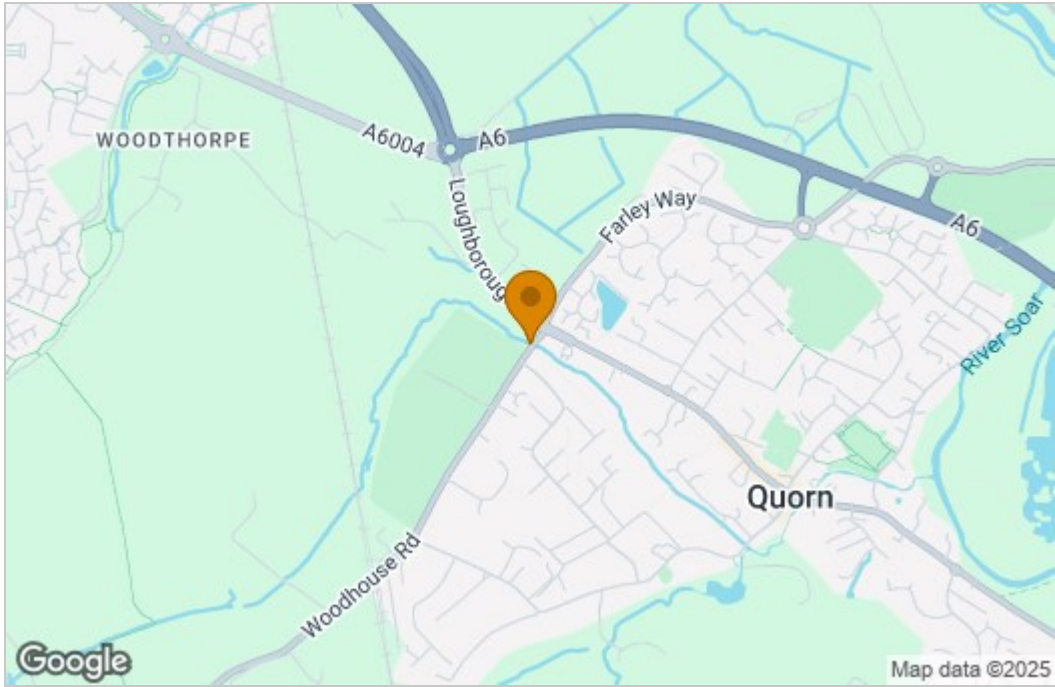
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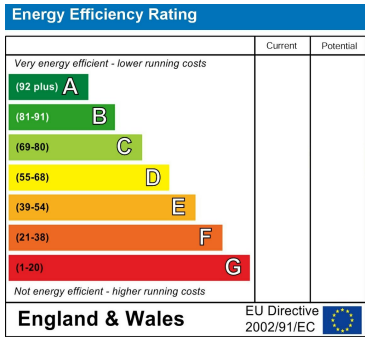
Floor Plan



Area Map



Energy Efficiency Graph



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