

# Holderr

A Modern Estate Agent



4 Lavender Close, Loughborough, LE11 2SG

£475,000

Situated in the tranquil and well-regarded Lavender Close, this spacious extended four-bedroom detached house offers comfortable family living in a peaceful residential setting. Lavender Close is a quiet cul-de-sac located within easy reach of Loughborough town centre, offering a range of amenities including shops, restaurants, and recreational facilities. The area is well-served by public transport links and is within close proximity to local schools and parks also close by to Loughborough University.

## Summary

A welcoming entrance hall that sets the tone for this well-maintained family home. The spacious lounge, located at the front of the property, perfect for relaxing or entertaining. Double doors lead through to a separate kitchen dining space, offering a flexible space for social gatherings. A fitted kitchen features a practical layout with ample wall and base units, generous worktop space, and views over the garden. Just off the kitchen, a useful utility room provides space for laundry appliances and additional storage, with a door leading directly outside. Completing the ground floor is a convenient downstairs WC, perfect for guests. Providing further living space is an extension off of the kitchen making an ideal secondary reception area with bi-folding doors to the rear garden. Part of the garage has been converted allowing a spacious playroom or would make an ideal ground floor bedroom or study.

Upstairs, the property offers four well-proportioned bedrooms, providing ample space for growing families or those needing flexible work-from-home options. The spacious master bedroom overlooks the front of the property and benefits from built-in wardrobes and a private en-suite shower room—creating a peaceful retreat at the end of the day.

Three further bedrooms include two comfortable doubles and a generous single, all tastefully decorated and served by a modern family bathroom. The bathroom is fitted with a suite including a panelled bath, wash hand basin, and WC. A bright landing connects each room and includes access to the loft for additional storage.

Enjoy a private, well-kept rear garden featuring a neat lawn, patio seating area, perfect for relaxing or entertaining. Fully enclosed and low maintenance, it offers a safe and sunny outdoor space ideal for families or quiet enjoyment.

## 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.

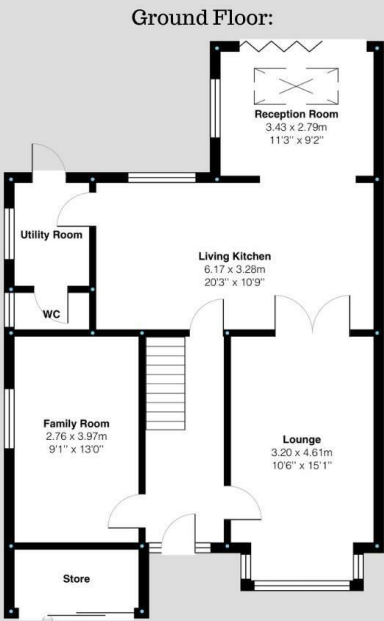
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## Extra information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)



Floor Plan



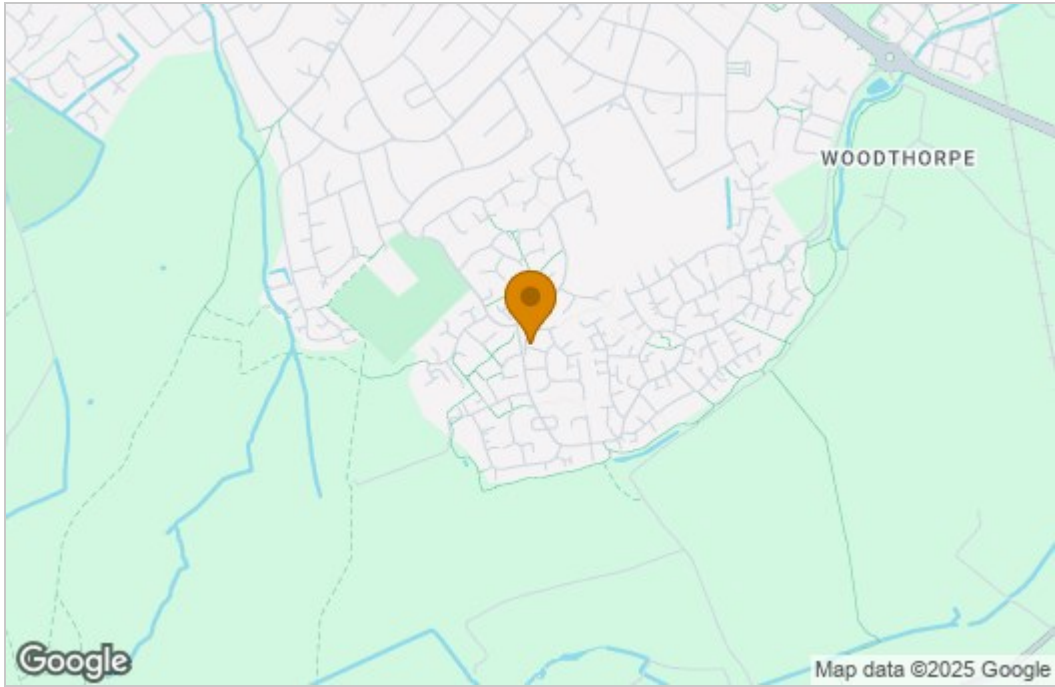
Lavender Close, Loughborough  
Internal Square Footage: 1184 sq.ft

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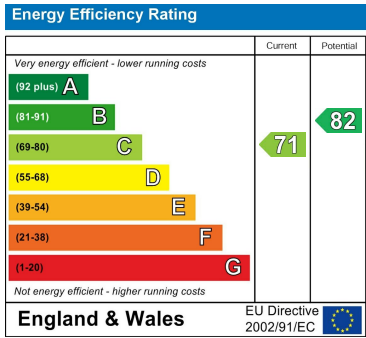
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Area Map



Energy Efficiency Graph



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