

# Holdern

A Modern Estate Agent



2 Priory Road, Loughborough, LE11 3PP

Offers over £425,000

A great opportunity to purchase this large extended detached home on the Forest Side of Loughborough. The property offers open plan living having been extended to the side and rear. There are four bedrooms one with en suite, lounge, family room, large open plan living dining kitchen, downstairs shower room and utility. Outside, the property provides generous gardens and an integral garage.

Upon entry to the property you arrive in entrance all which provides access to the great sized living room. The living room has a large window to the front elevation, as well as a useful recess into what was formerly a hallway.

An inner hall connects the living room to the large open plan living kitchen diner. 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 modern units, with sleek cabinetry, space for a large range cooker with extractor over. There is also a breakfast bar area with further seating. The other side offers space for a large dining set with doors straight out to the rear garden.

The utility area features the same matching cabinetry, whilst keeping all appliances out of the way. On the ground floor there is also an additional reception room with doors out to the garden. The shower room is fitted with a three piece suite comprising shower cubicle, wash hand basin and low flush w.c.

Ascending to the first floor you arrive on the landing which provides access to all four bedrooms and the family bathroom. The main bedroom also benefits from fitted wardrobes and a large en-suite shower room. The family bathroom has a three piece suite comprising of bath with shower over, wash hand basin and w.c.

To the front of the property you have a tarmac driveway providing off road parking for several vehicles, this also gives access to the garage and side gate to the rear garden. The rear garden is great size mainly laid to lawn it also has patio and decked areas.

The property is in a great location in close proximity Holywell Primary and Woodbrook Vale secondary schools just a short distance away. Loughborough town centre is within easy reach.

### **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.

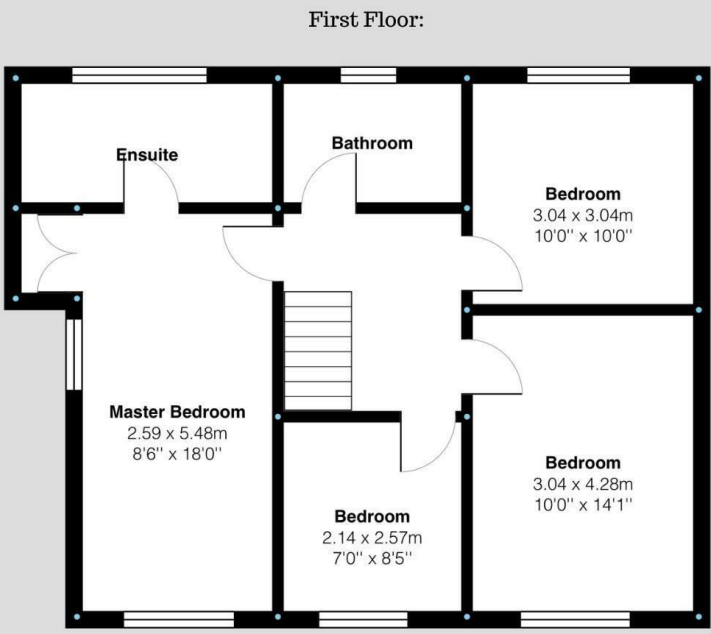
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### **Extra information**

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



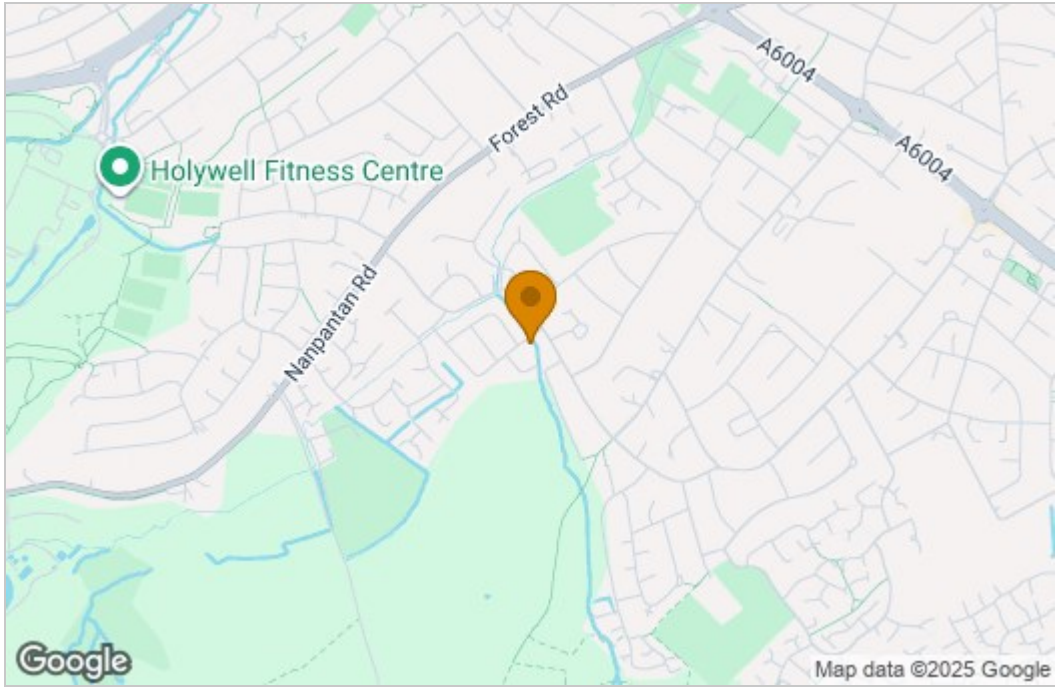
Priory Road, Loughborough  
Internal Square Footage: 1579 Sq.Ft

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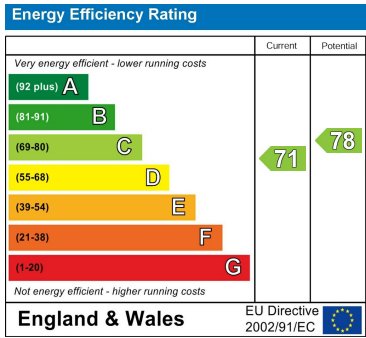
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Area Map



Energy Efficiency Graph



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