

Holden's

A Modern Estate Agent



2 Hambledon Crescent, Loughborough, LE11 2SX

Offers over £290,000

Located in the highly desirable Forest Side of town, this beautifully renovated two-bedroom detached bungalow presents a unique chance to experience contemporary living in a tranquil, tree-lined environment. Positioned on Hambledon Crescent, the property boasts a prime location overlooking a central crescent, offering a peaceful and scenic view.

Immaculately Refreshed Bungalow Offering Modern Comfort and Low-Maintenance Living.

Presented to a high standard, this beautifully maintained bungalow offers a bright and contemporary living space, perfect for those seeking a tranquil yet conveniently situated home. Recently updated with quality fixtures and fittings, the property benefits from a new boiler installed in June 2021, ensuring efficient gas central heating throughout. The uPVC double glazing, installed in June 2024 with a reassuring 10-year guarantee, enhances insulation and security, making the home energy-efficient and easy to maintain.

A spacious and inviting entrance that serves as the central hub of the home. The hall is thoughtfully designed with ample storage including a large, floor-to-ceiling cupboard and a meter cupboard. The neutral decor and oak internal doors add a touch of modern elegance. The hall provides easy access to all principal rooms—bright living areas, the refitted kitchen, two double bedrooms, and the stylish wet/shower room. There is also a hatch leading to the loft space, which features a fitted loft ladder for convenient access to additional storage.

Living Room – 4.27m x 3.61m (14' x 11'10")

A generously proportioned, light-filled space that exudes warmth and comfort. The large bow window frames picturesque views of the tree-lined green at the front, creating a charming focal point. An additional side-facing window enhances the sense of openness, flooding the room with natural light. Two radiators ensure warmth during colder months. This inviting room is perfect for relaxing with family or entertaining friends, offering a versatile setting for various furniture arrangements.

Modern Refitted Breakfast Kitchen – 3.63m x 3.02m (11'11" x 9'11")

A stylish and functional kitchen designed with contemporary living in mind. It features sleek, high-quality cabinetry with rolled edge work surfaces and matching upstands, all finished with chrome bar handles. Clever storage solutions include space-saving fittings in the corner cupboard and pan drawers, maximising usability. The kitchen is equipped with a single drainer stainless steel sink unit with a chrome mixer tap, an integrated electric hob with a matching extractor fan, and a built-in eye-level oven. A large uPVC window overlooks the private rear garden, providing plenty of natural light and a pleasant outlook. A side door offers convenient access to the outdoor space, making outdoor dining and gardening effortless.

Bedroom One – 4.27m x 3.02m (14' x 9'11")

A spacious and peaceful space with dual aspect windows that overlook the central crescent and the rear garden. The bright, airy room is ideal for relaxation or as a private sanctuary. Two radiators ensure the room remains warm and comfortable year-round, and the generous proportions make it suitable for a variety of furniture arrangements.

Bedroom Two – 3.05m x 3.07m (10' x 10'1")

A versatile second double bedroom with a garden-facing uPVC window that fills the room with natural light. This space is perfect as a guest bedroom, home office, or hobby room, offering flexibility to suit your lifestyle.

Refitted Shower/Wet Room –

A contemporary bathroom featuring a walk-in shower with thermostatic controls and aqua board finish for a sleek, waterproof surface. The space is completed with a vanity unit with inset sink, a concealed cistern WC, and a heated chrome towel rail. The design combines practicality with a touch of luxury, making daily routines more enjoyable.

Outside...

Positioned on a pleasant crescent with views facing the central, tree-lined green, the property boasts excellent curb appeal. A tarmac driveway provides ample off-road parking, leading to a shaped front lawn and a pathway to the entrance. The driveway continues along the side of the house, leading to the rear garden and a detached brick-built garage.

The rear garden offers a peaceful outdoor sanctuary with a slabbed patio area perfect for outdoor dining and relaxing. Beyond the patio, there is a shaped lawn bordered by a variety of plants and shrubs, ensuring privacy and a touch of natural beauty. The garden is well-maintained and private, providing an ideal outdoor space for leisure and entertainment.

Garage – 18'5" x 8'6"

A spacious detached brick garage with electric light and power, featuring an up-and-over door for vehicle access and a personnel door for easy garden access. It offers versatile storage solutions or potential for further development if desired.

This beautifully updated bungalow combines modern amenities with a tranquil setting, making it an ideal low-maintenance home for those seeking comfort, style, and convenience.

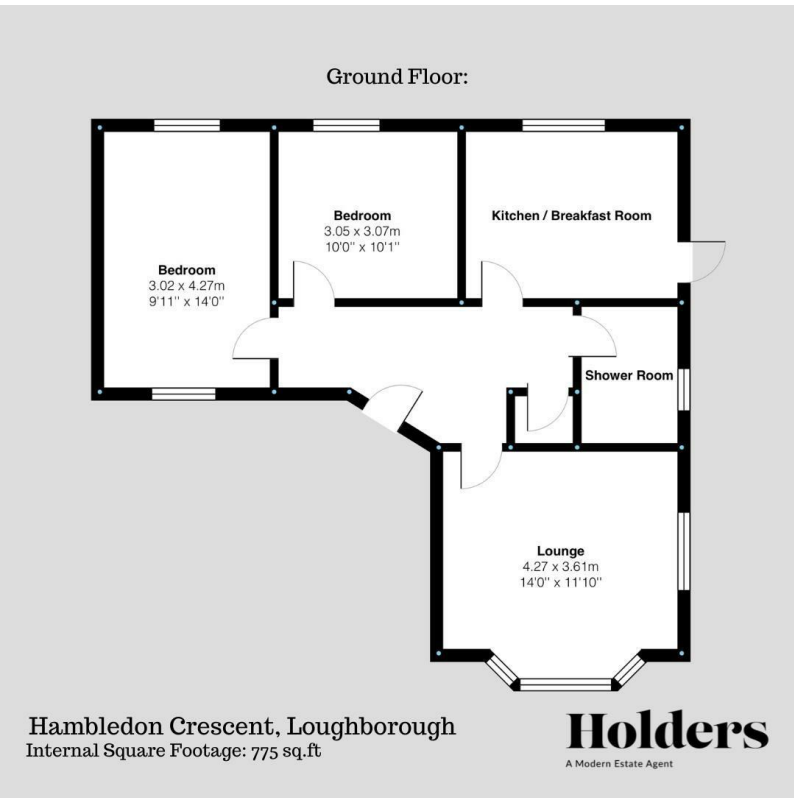
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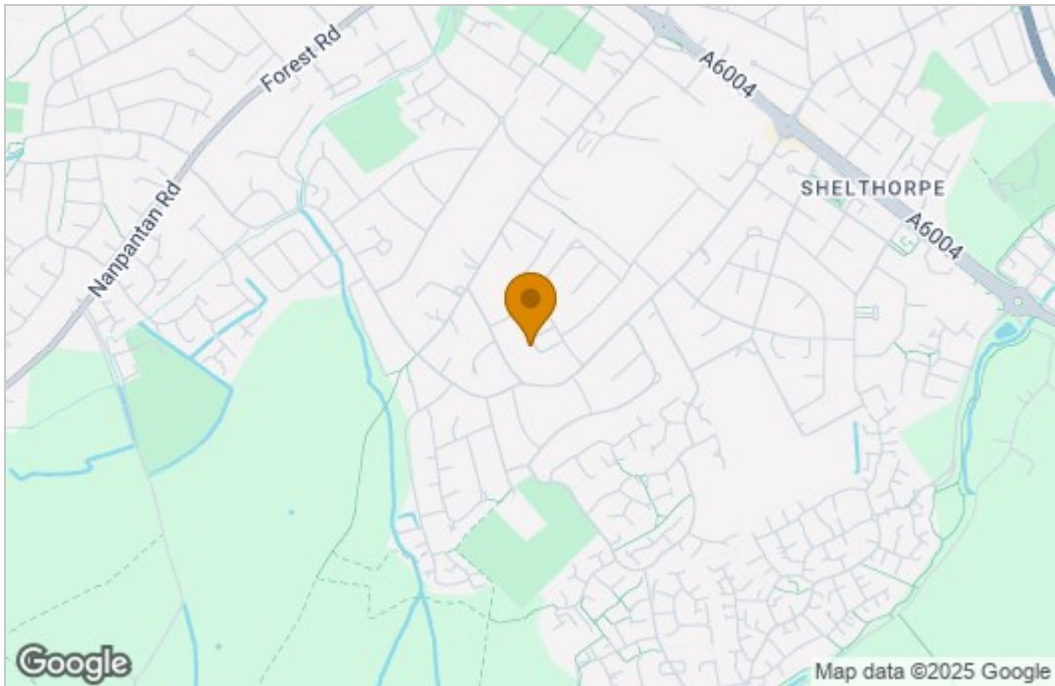
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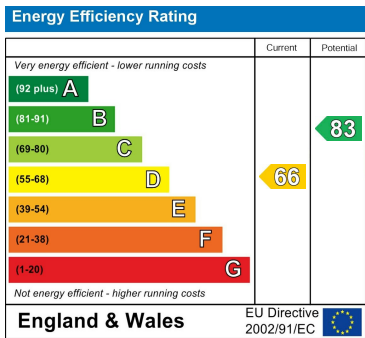
Floor Plan



Area Map



Energy Efficiency Graph



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