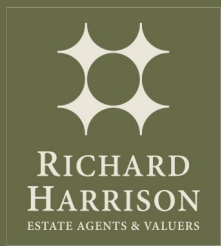




Southdown Road | | Loughborough | LE11 2TE

Guide price £350,000



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Loughborough | LE11 2TE  
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Boasting an incredible single storey contemporary extension with bi-folding doors, this truly stunning home sits in an enviable cul-de-sac position on the Forest Side. Set within walking distance to Woodbrook Vale secondary school, this stylish home has such features as Log Burner, high quality LVT flooring in a herringbone wood block style, Heritage style radiators and stunning fitted kitchen and bathroom. The property offers a Hallway and Lounge with feature modern black framed Crittall style doors leading to a magnificent open plan Living/Dining Kitchen space with bi-folding doors. There is a rear hall with W/c, First floor with three bedrooms and luxury re-fitted bathroom. An extensive driveway gives access to car port, there is a large lawned rear garden with concrete patio base ready for Garden outbuilding etc.

Beautifully Stylish Home	Forest Side Location
Incredible Contemporary Extension	Hallway and Lounge
Open Plan Living/Dining Kitchen	Rear Hall and W/c
Three Bedrooms	Luxury Re-fitted Bathroom
Extensive Driveway and Car Port	Large Rear Garden

### Entrance Hall

Entering through an attractive and stylish re-fitted composite front door, finished in blush pink with etched style door number, leading to a hallway with return staircase to the first floor. There is a large understairs cupboard and internal modern black framed Crittall style door to the impressive Kitchen.

### Lounge

A snug Lounge, sitting tucked away just off the main open plan Living/Dining Kitchen. The modern black framed Crittall style French windows offer flexible living to separate the or open up into a large socialising space. There is a bay window with fitted shutters and a range of fitted wall storage.



*"Boasting a magnificent contemporary extension with bi-folding doors"*



### **Living/Dining Kitchen**

A magnificent space, centred around open plan living, ideal for families and entertaining. The contemporary extension to the rear features a large set of bi-folding doors overlooking the large, private garden, whilst the lantern light roof window brings in an abundance of daylight. There is a range of fitted wall furniture, Log Burner, space for living and dining furniture, also space and centrally located electrics for those wishing to install an island unit. The working area of the kitchen boasts a range of stylish units finished in light mint green colouring with contrasting pink vertical metro tiling. There is a built in dishwasher, oven, microwave, gas hob and extractor, wine cooler and space for fridge freezer.

### **Rear Hall**

conveniently situated from the kitchen, with upvc door to the side and access to the W/c.

### **W/C**

With window to the side and fitted with a low level flush W/c and wash hand basin combi.

### **First Floor Landing**

With window to the front and access to -

### **Bedroom 1**

A spacious bedroom with modern 'industrial style' fitted bedroom furniture, fitted window shutters to the Bay window and ample space for bed and furniture.

### **Bedroom 2**

Offering ample space for double bed and furniture, with a lovely view over the rear garden.

### **Bedroom 3**

With space for a bed and furniture, overlooking the rear garden.

### **Bathroom**

Re-fitted with a luxury three piece suite comprising push button flush W/c, Vanity wash hand basin, bath with screen and mixer shower over. Contemporary metro tiles and two windows to the side elevation.



### Outside

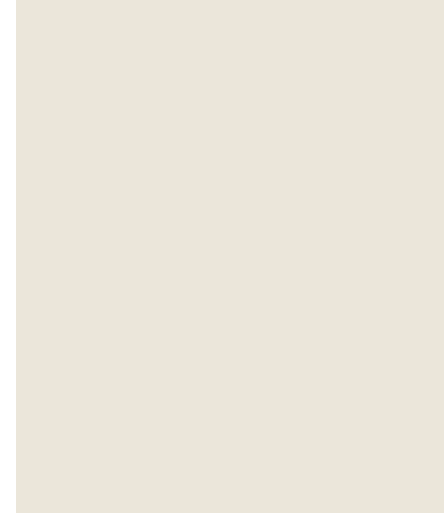
The property sits towards the head of this quiet cul-de-sac and has ample off road parking to the front, with areas of planting and double timber gated access to a covered car port. The rear garden is low maintenance with gravel patio, lawn and a recently laid concrete base ideal for installation of home office/studio etc.

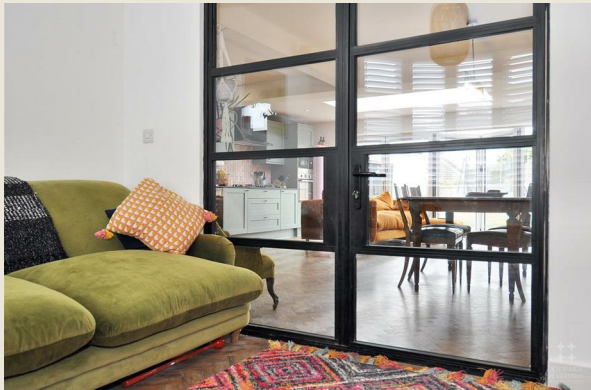
### The Area

This property is situated on the Forest Side of Loughborough, with excellent access to local schools and amenities. There are lovely walks nearby across fields towards the Outwoods, also Outwoods Edge primary school is OFSTED rated 'GOOD' and Woodbrook Vale secondary school is a short distance away. There is a SPAR mini supermarket around the corner, take away and newsagent. A large Tesco superstore is located approx 800 yards away. The nearby town centre offers a vast range of national and independent stores, as well as the Loughborough Midland Mainline railway station with direct link to London St Pancras in as little as 1hr20mins.

### Extra Information

To check the Internet and Mobile coverage you can use the following link:  
[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)  
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

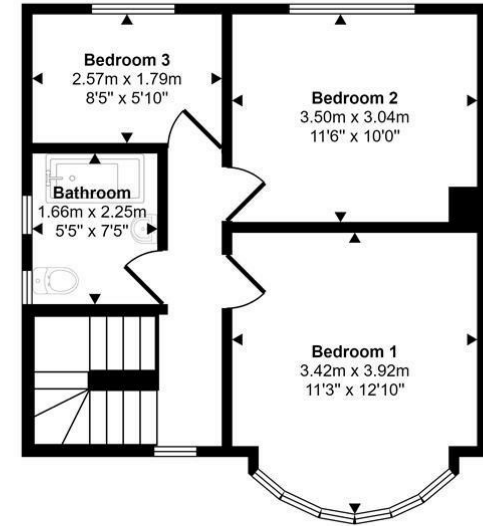




Approx Gross Internal Area  
98 sq m / 1059 sq ft



Ground Floor  
Approx 58 sq m / 625 sq ft



First Floor  
Approx 40 sq m / 434 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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