



Wallace Road, Loughborough



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'Offers in Excess of' £375,000

- THREE BEDROOM DETACHED
- EXTENDED
- LOG BURNER
- SPACIOUS LAYOUT
- PARKING FOR TWO CARS
- BEAUTIFUL GARDEN
- FREEHOLD
- EPC rating D



Situated on the well-regarded Wallace Road on the Forestside of Loughborough, this attractive three-bedroom detached home offers spacious and comfortable family living, with a thoughtful extension completed just last year. The property is ideally located for families, falling within catchment for sought-after local schools, and benefiting from excellent transport links nearby.

Enter the property through the side entrance porch and into a hall with under stairs storage cupboard. Inside the home is well laid out and tastefully finished. The front lounge is both stylish and practical, featuring a characterful log burner that adds warmth and charm to the space. At the front of the property, the office benefits from high-quality Amtico flooring, making it an ideal space for home working.

To the rear, the property has been extended to create a bright and airy open-plan kitchen and dining area—perfect for family life or entertaining. The kitchen includes herringbone pattern flooring with underfloor heating, a modern gas cooker with a five-ring hob, making it ideal for keen cooks. Integrated dishwasher & washing machine. A convenient downstairs toilet adds further practicality for everyday living.



Upstairs, there are three well-sized bedrooms, along with a four piece family bathroom that features both a separate bath and a standalone shower—offering flexibility for a busy household and having a heated towel rail.

Externally, the property provides off-road parking. Gated access at the side leads to a well maintained rear south west facing garden, ideal for children, pets, or relaxing in the warmer months and with patio seating area. There is also an outside cold water tap, lights and electrics. The extension has added valuable living space while still retaining a good-sized outdoor area.

The property is gas centrally heated via a Bosch boiler and uPVC double glazed, with decorative stained glass windows to the landing.

With strong transport links, including easy access to major road networks and Loughborough train station, and positioned within reach of respected schools, this is a fantastic opportunity to acquire a well-appointed detached home in a popular residential location.



LOUNGE 3.34m x 4.55m (11'0" x 14'11")

SITTING ROOM 2.84m x 3.63m (9'4" x 11'11")

PLAY ROOM 3.34m x 3.84m (11'0" x 12'7")

KITCHEN DINER 2.84m x 4.62m (9'4" x 15'2")

BEDROOM ONE 3.31m x 4.42m (10'11" x 14'6")

BEDROOM TWO 2.87m x 3.56m (9'5" x 11'8")

BEDROOM THREE 3.78m x 1.82m (12'5" x 6'0")

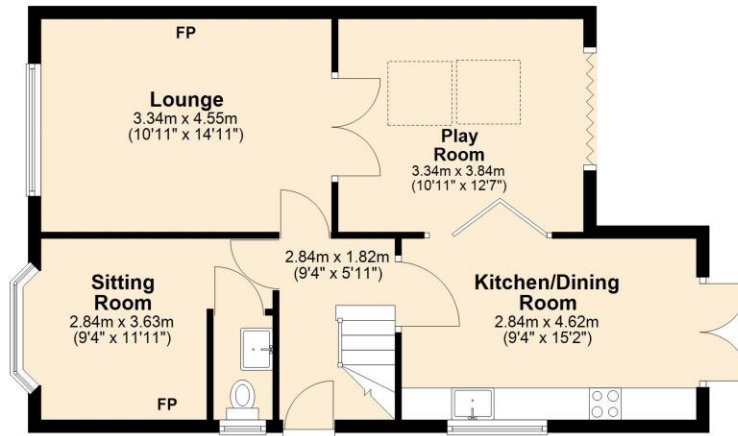
BATHROOM 2.65m x 2.65m (8'8" x 8'8")





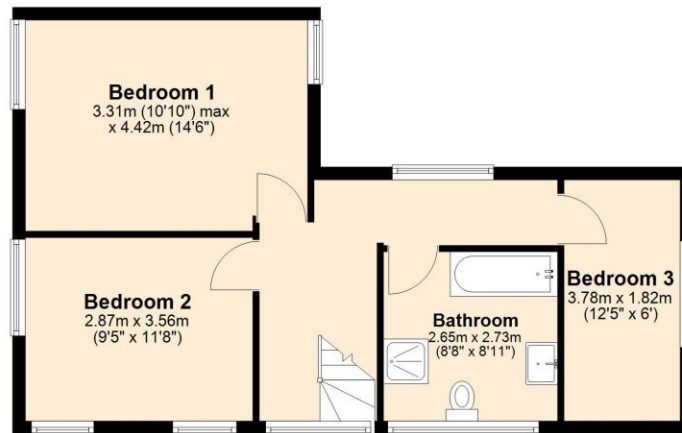
Ground Floor

Approx. 58.5 sq. metres (630.2 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



Total area: approx. 108.3 sq. metres (1166.1 sq. feet)



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