



Eden Close, Loughborough



4



1



2

£340,000

- DOWNSTAIRS WC
- MODERN LAYOUT
- LANDSCAPED GARDEN
- NEARBY SHOPS
- GOOD SCHOOL CATCHMENTS
- OFF ROAD PARKING
- FREEHOLD
- EPC rating D



Situated on the sought-after Eden Close in Loughborough, this beautifully presented four-bedroom detached home offers spacious, modern living in a quiet residential location. Ideal for families or those looking for versatile living space, the property benefits from a recent rear extension completed in 2020 and a newly landscaped garden, finished in 2025, providing a stunning outdoor area ready to enjoy.

The ground floor features a well-appointed kitchen, separate utility room housing a Worcester combi boiler, and a downstairs WC for added convenience. A generous lounge flows effortlessly into a bright and airy garden room, perfect for entertaining or relaxing, with direct views of the private landscaped garden. Additional ground floor accommodation includes a dedicated office space, ideal for remote working or study, and access to an integral garage. To the front of the property, there is driveway parking for two vehicles.

Upstairs, the property comprises three well-proportioned double bedrooms and a comfortable single room, offering flexible accommodation for growing families or guests. The family bathroom is modern and stylish, having been updated just two years ago, and offers a clean, contemporary finish.

Eden Close is a quiet cul-de-sac located within easy reach of Loughborough's excellent local amenities. The property is ideally situated for access to well-regarded local schools, walks, and convenient shopping at the nearby Morrisons supermarket. This is a rare opportunity to secure a spacious, updated family home in a desirable part of town with everything you need close at hand.



LOUNGE 6.62m x 4.04m (21'8" x 13'4")

KITCHEN 3.74m x 3.65m (12'4" x 12'0")

UTILITY 3.74m x 2.29m (12'4" x 7'6")

OFFICE 3.82m x 2.4m (12'6" x 7'11")

DOWNSTAIRS WC 1.75m x 2.4m (5'8" x 7'11")

BEDROOM ONE 3.1m x 3.32m (10'2" x 10'11")

BEDROOM TWO 3.1m x 2.84m (10'2" x 9'4")

BEDROOM THREE 3.42m x 2.27m (11'2" x 7'5")

BEDROOM FOUR 2.55m x 3.01m (8'5" x 9'11")

BATHROOM 3.42m x 2.29m (11'2" x 7'6")

SERVICES & TENURE

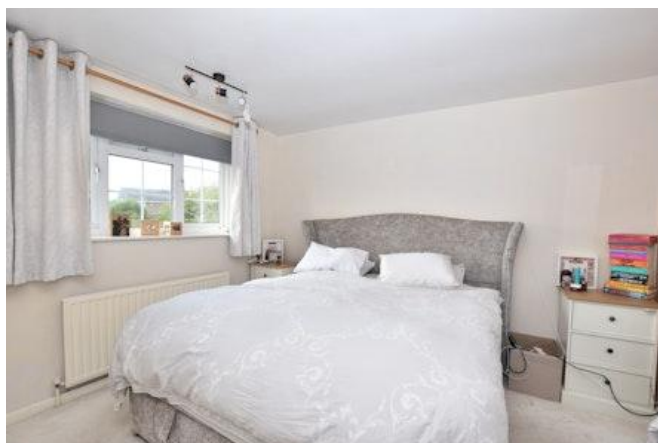
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D

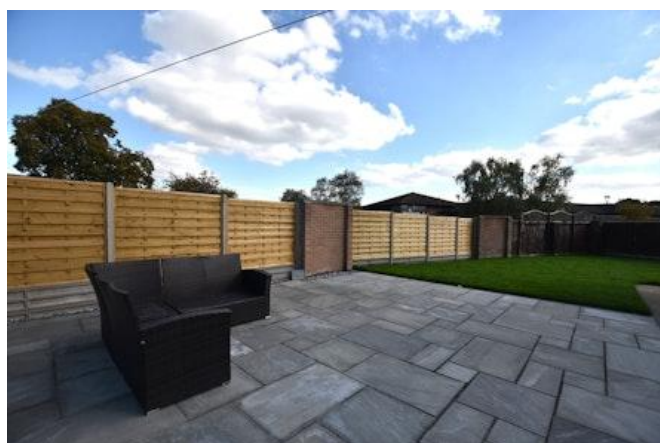
DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

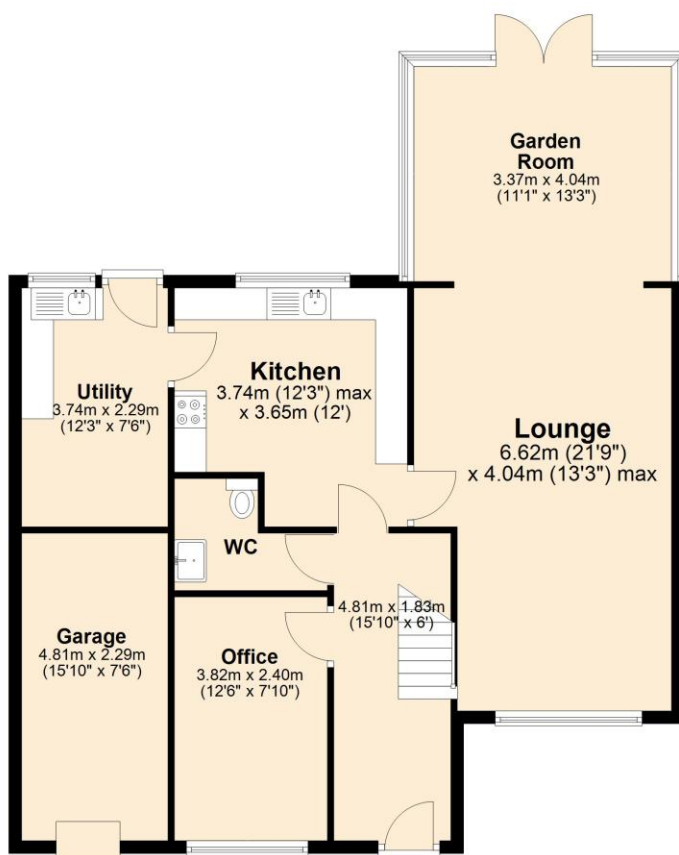
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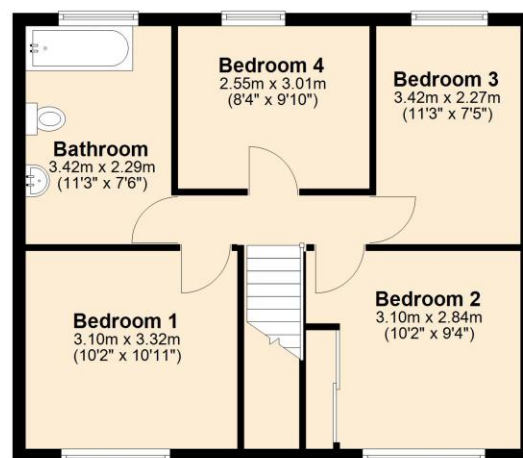
Ground Floor

Approx. 95.1 sq. metres (1023.4 sq. feet)

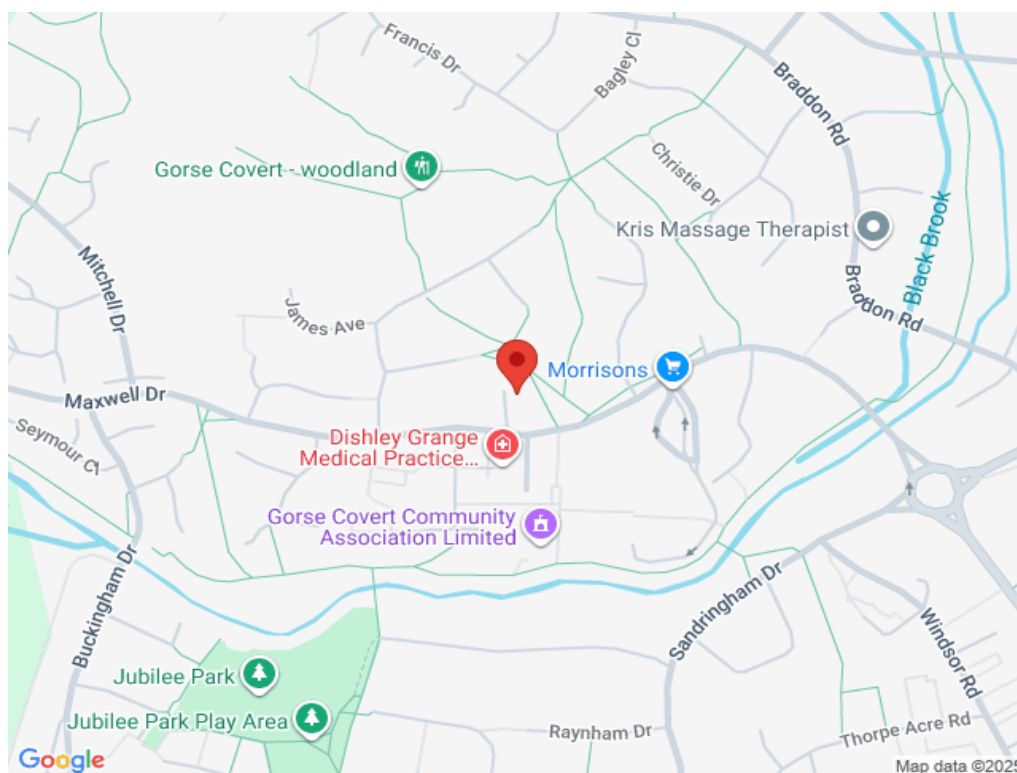


First Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



Total area: approx. 146.4 sq. metres (1576.3 sq. feet)



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