



183 Forest Road, Loughborough

£525,000 Freehold

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This one-of-a-kind home has been entirely overhauled, with not a single nook or cranny missed. The property consists of a luxurious-looking entrance hall, kitted out with a brand-new balustrade to the staircase, delightful flooring and solid oak doors, which continue throughout the home. This hallway provides access to the two reception rooms, as well as the handy under-stairs storage, and the home's scene-stealing kitchen/dining room.

The kitchen has been extended, and now features a fabulous vaulted skylight, as well as grey shaker-style cabinetry of outstanding quality, topped with striking white countertops. The space is beautifully illuminated by twenty-eight LED downlights recessed into the ceiling, as well as an additional light fixture hanging above the beautiful island countertop. The fittings consist of a magnificent stainless-steel range cooker with six-ring hob, an integrated dishwasher, two built-in wine fridges, and a concealed extractor hood. The convenient utility room provides even more storage space, whilst also housing the washing machine and an additional sink, whilst the notably large W.C. provides additional space for a tumble dryer. A fun quirk of the property is the additional storage room stemming from the utility area, cleverly concealed behind faux cabinet doors.

The ground floor continues with the abovementioned sitting room and the living room. Each of these two reception rooms is sizeable, providing extremely flexible accommodation for the property's next owner. The living room features charming dual-aspect windows, which delightfully compliment the high ceilings present throughout the home, whilst the sitting room benefits from a bay window and central chimney breast with tiled hearth.

The upper floor of the home is equally impressive, formed of four fantastic bedrooms, as well as two bathrooms. To call the principle suite a double bedroom would be almost an insult; measuring almost twenty feet in length, this bedroom alone could house two king-size beds with capacity still for further furniture, whilst the accompanying en-suite is a league above anything else on the market today. The en-suite contains a beautiful freestanding bathtub, a walk-in shower, pristine tiling and "his-and-hers" wash basins fitted into a tasteful fitted unit. The three additional bedrooms remain impressive, with two further doubles, whilst the fourth is a still-versatile single, ideal for a nursery or home office. The internal accommodation is completed by the master bathroom, which benefits from a full-length bathtub, shower above and brand new fittings throughout.

Externally, the home features a very sizeable driveway to the front, able to house at least six vehicles with ease. A timber outbuilding to the side of the home is ideal for a keen gardener, whilst those searching for a workshop will be thrilled by the colossal garage at the far end of the notably lengthy rear garden, served by an additional vehicular access at the base of the plot.

Forest Road is one of Loughborough's best known addresses, renowned for its exceptional access to the town's most desirable schools, as well as great access to amenities, the town centre and the university.

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Moss Solicitors, Idyll Mortgages and/or Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Council Tax band: D // Tenure: Freehold // EPC Energy Efficiency Rating: C



Hallway

17' 7" x 5' 1" (5.36m x 1.54m)

Kitchen/Dining Room

22' 1" x 24' 8" (6.74m x 7.51m)

Living Room

12' 5" x 10' 10" (3.78m x 3.29m)

Sitting Room

17' 7" x 10' 4" (5.37m x 3.14m)

Utility Room

7' 8" x 10' 10" (2.33m x 3.29m)



W.C

6' 11" x 7' 1" (2.10m x 2.16m)



Landing

Bedroom One

19' 9" x 10' 6" (6.01m x 3.20m)

Master Ensuite

7' 10" x 9' 11" (2.40m x 3.02m)

Bedroom Two

16' 0" x 10' 6" (4.88m x 3.21m)

Bedroom Three

13' 11" x 10' 2" (4.23m x 3.11m)

Bedroom Four

8' 2" x 5' 2" (2.49m x 1.58m)

Bathroom

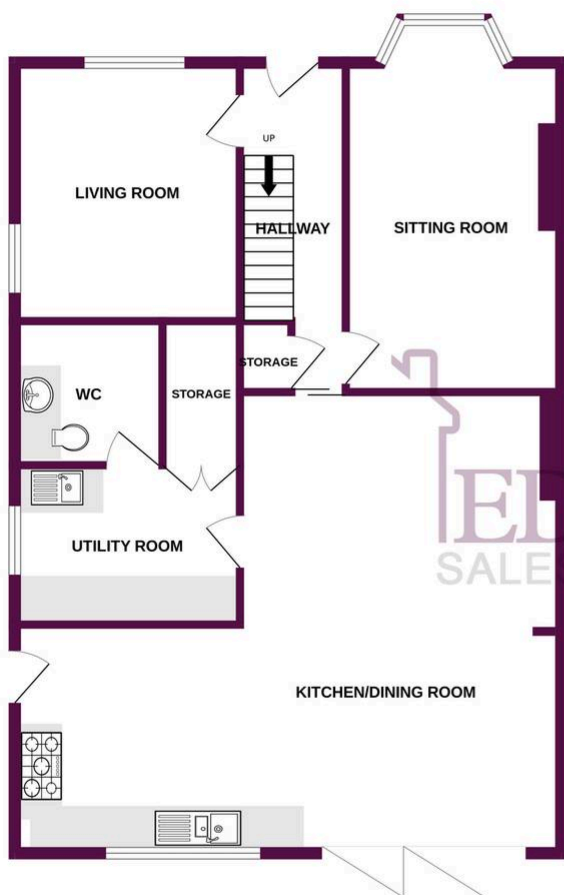
10' 6" x 7' 1" (3.19m x 2.15m)

Workshop

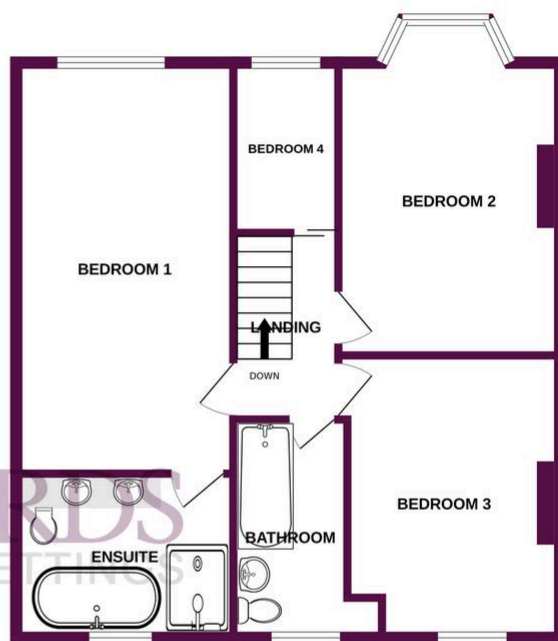




GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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