

Park Road

Loughborough, LE11 2HG

John
German






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GUIDE PRICE £500,000 - £510,000



Beautifully extended and spacious family home offering modern ground-floor living with a versatile layout. Featuring two distinct wings - one with a self-contained annexe and the other a luxurious principal suite - the property includes four double bedrooms, three en-suite shower rooms, a family bathroom, a bay-fronted sitting room, a contemporary open-plan kitchen diner, and a stunning garden room with bi-fold doors. Ideal for families or multi-generational living.

Set beneath a sheltered canopy porch, the UPVC entrance door with leaded glass inserts opens into a welcoming reception hallway with coving to the ceiling. From here, a central lobby area leads to the main living spaces. To the front of the home, a bay-fronted sitting room features a charming fireplace, creating a warm and inviting focal point.

At the heart of the home is a contemporary open-plan kitchen diner, fitted with sleek white high-gloss cabinetry with quartz countertops and integrated appliances.. This bright and spacious area flows seamlessly into the garden room, a stunning space flooded with natural light from twin skylight glazed lanterns. Bi-fold doors open onto the patio, allowing for effortless indoor-outdoor living. This room also serves as a fantastic interconnecting space between the main home to the annexe, adding further versatility to the layout.

Self-Contained Annexe Wing

The annexe offers a fully self-contained living space, ideal for a dependent relative or guest accommodation. The modern fitted kitchen is complete with wall-mounted cabinets, roll-top counters, an inset sink, and designated spaces for a fridge, dishwasher, and washing machine. A wall-mounted combination boiler provides independent heating. The bright and airy living room enjoys direct garden access through French doors, while the well-proportioned double bedroom leads to a private en-suite shower room with a corner shower, vanity washbasin, concealed WC, and stylish tiling.

The master bedroom wing is beautifully proportioned, offering ample space for a king-size bed, wardrobes, and a dressing area. Its private en-suite shower room boasts an oversized double shower with a rainfall showerhead, a vanity unit with storage, a concealed WC, and a chrome towel radiator.

Bedroom two, positioned at the front of the bungalow, is a generous double room with coving to the ceiling and its own en-suite shower room, complete with a rainfall shower, floating vanity unit, and towel radiator.

Bedroom three is a versatile space that could serve as a study, family room, or additional bedroom, enhanced by two feature glazed skylights. The well-appointed family bathroom features a luxurious corner spa bath with a tiled surround, a vanity washbasin with storage, a concealed WC, an illuminated mirror, and twin ladder-style towel radiators.

Outside, the beautifully landscaped garden is thoughtfully zoned into three distinct areas. The large patio extends from the garden room, creating a perfect space for outdoor entertaining. Step down to a gravel section featuring a timber pergola with a bar area and space for a hot tub. Beyond this, the expansive lawn is framed by brick-edged shaped borders and features a mature Bramley apple tree, adding a charming natural element to the space. The gardens enjoy great privacy.

Stylish, spacious, and designed for modern living, this exceptional home offers a rare blend of flexibility and comfort, making it ideal for families, professionals, or those seeking independent living arrangements within the same property.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

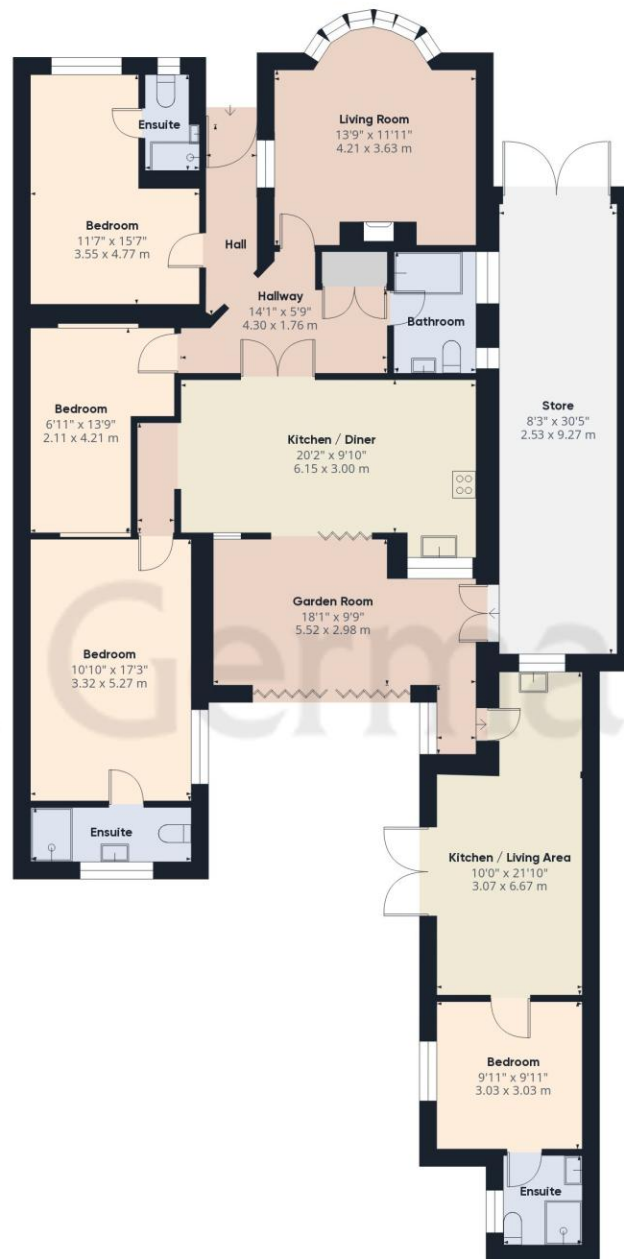
Our Ref: JGA10032025

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Approximate total area⁽¹⁾

1862.38 ft²

173.02 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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