

Holderr

A Modern Estate Agent



12 Carnation Road, Loughborough, LE11 2UU

£320,000

An excellent opportunity to acquire a delightful semi-detached family home, ideally positioned on a generous corner plot within the highly sought-after Trinity Gardens area of Loughborough. This well-presented property offers spacious and versatile living accommodation, including a kitchen/diner, conservatory, and a generously sized lounge. Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in storage, along with an en-suite to the principal bedroom and a modern family bathroom.

Summary

Situated in the highly sought-after area of Woodthorpe, this property enjoys close proximity to a wide range of local amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links are easily accessible via the A6 and M1, with rail connections available from Loughborough and Barrow-upon-Soar stations.

Accommodation

To the ground floor, a spacious entrance hallway welcomes you in, with a staircase rising to the first floor and doors leading to the WC, kitchen/diner and lounge. The kitchen/diner is well-appointed with a range of wall and base units, integrated appliances and ample worktop space, and provides access to the conservatory an ideal additional reception area overlooking the garden.

The generous living room benefits from dual aspect windows, allowing for plenty of natural light throughout the day. A stylish media wall creates a focal point to the room, offering the perfect setting for relaxing and entertaining.

To the first floor, the landing provides access to a useful storage cupboard, three bedrooms and the family bathroom. The principal bedroom features dual aspect windows, fitted storage and a modern en-suite comprising attractive floor and wall tiling, a mains shower cubicle, contemporary wash basin, WC and Velux window. Bedrooms two and three both benefit from fitted storage. The family bathroom is fitted with a three-piece suite and complementary tiled splashbacks.

Externally, the rear garden has been designed for low maintenance, with paved areas and fenced boundaries. A side gate provides convenient access to the driveway and garage.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports

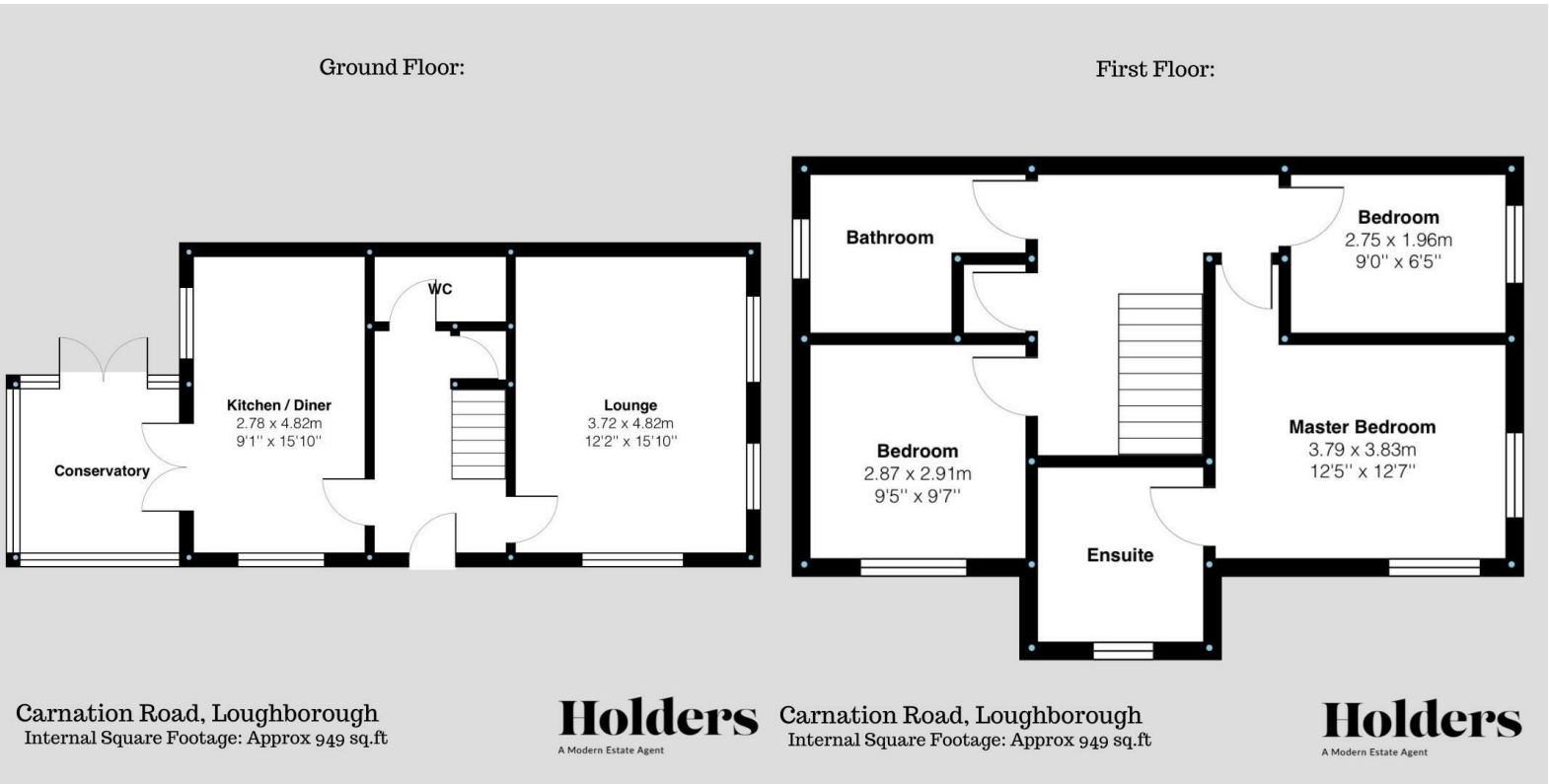
before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

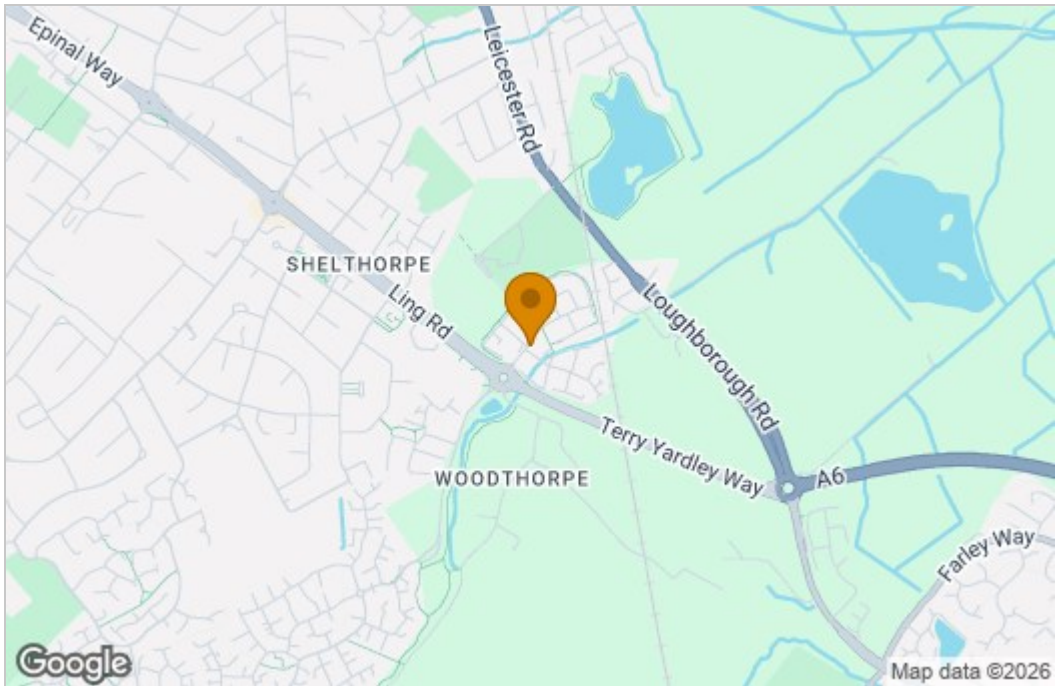
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

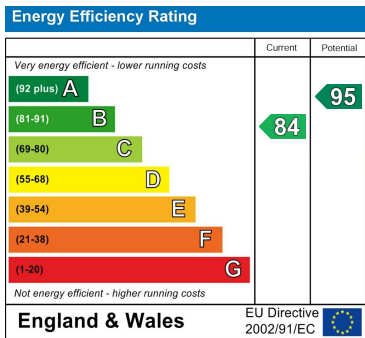
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.