Holders

A Modern Estate Agent

35 King Edward Road, Loughborough, LE11 1RY

£250,000

A beautifully renovated four-bedroom semi-detached home combining period character with contemporary family living, featuring an open-plan kitchen/dining space, a cosy lounge with a recently installed log burner, a converted loft bedroom and a stylish refitted bathroom. The property also benefits from a landscaped rear garden, off-road parking and excellent access to schools, the town centre and transport links.

Summary

Occupying a sought-after position on the ever-popular King Edward Road, this beautifully enhanced four-bedroom semi-detached home effortlessly combines the character of a traditional property with the style and practicality of modern family living. Thoughtfully improved by the current owners, the property offers a superb standard of presentation throughout, making it an ideal choice for growing families and professionals seeking a home that is ready to move straight into.

A welcoming entrance hall leads into an impressive open-plan living space, where the elegant bay-fronted lounge flows seamlessly into the dining area and contemporary kitchen, creating a sociable environment perfectly suited to both everyday living and entertaining. The lounge has been further enhanced with bespoke shutters and an attractive fireplace incorporating a recently installed log-burning stove, providing a warm and inviting focal point. The kitchen is fitted with a comprehensive range of modern cabinetry, generous worktop space and integrated cooking appliances, with direct access to the rear garden.

The first floor offers three well-proportioned bedrooms, all thoughtfully presented, alongside a stylishly refitted family bathroom featuring a contemporary suite and high-quality finishes. A staircase rises to the converted loft, creating a spacious fourth bedroom with roof windows, offering excellent versatility as a principal bedroom, guest suite or home office.

Externally, the property has benefited from significant recent investment, including replacement soffits, fascias and guttering, while the rear garden has been transformed with new fencing, a secure side gate and an attractive patio, providing a private and low-maintenance outdoor space ideal for relaxing or entertaining. To the front, a driveway provides off-road parking and leads to a garage with restricted vehicle access.

King Edward Road is one of Loughborough's most established residential addresses, ideally placed for access to the town centre, highly regarded schools, Queen's Park, the railway station and an excellent range of local amenities. The property's convenient location also provides straightforward access to the region's major road networks, making it particularly appealing for commuters.

Having been tastefully updated throughout whilst retaining its traditional appeal, this exceptional home offers an outstanding opportunity to acquire a property of genuine quality in one of the town's most desirable locations. Early viewing is highly recommended.

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.

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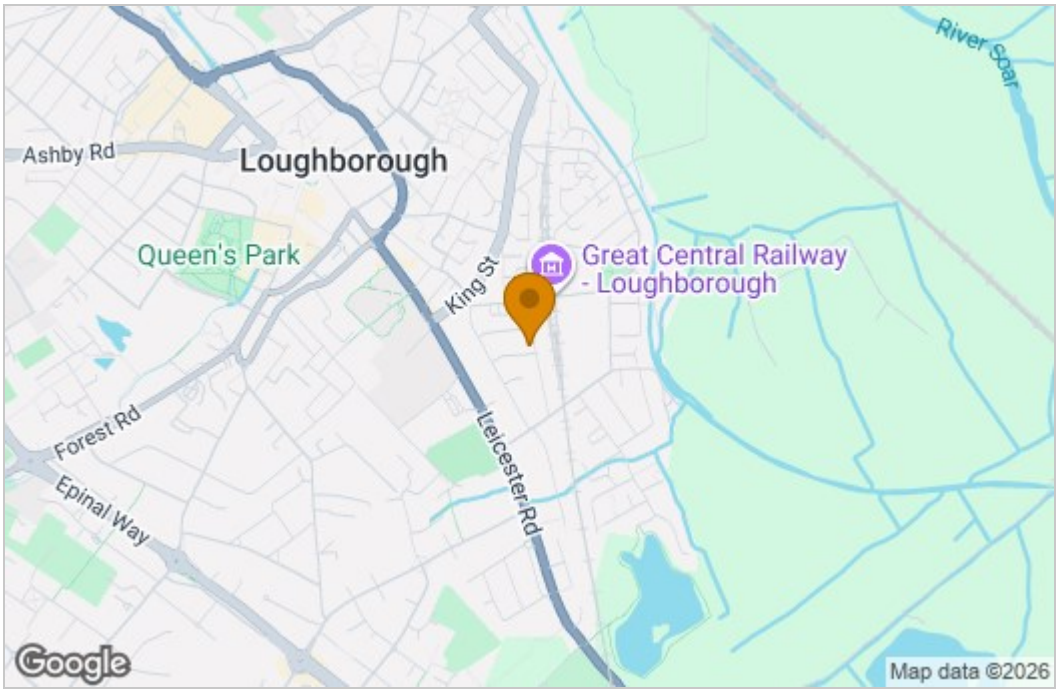
Extra Information

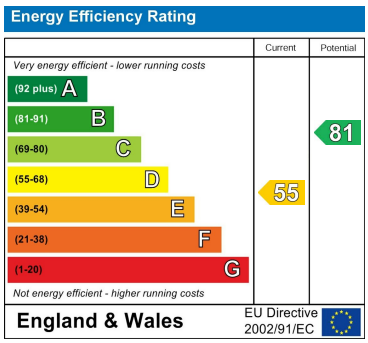
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Area Map



Energy Efficiency Graph



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