Holders

A Modern Estate Agent









5 Mendel Drive, Loughborough, LE11 5SE

£289,950

Offering over 1,200 sq ft of well-proportioned accommodation, this larger than average and spacious three double-bedroom semi-detached home is a must-view for a variety of buyers and is set close by to countryside walks and Darwin Park. Complete with open plan living, three double bedrooms, south facing rear garden and a garage with off road parking - what's not to love!

Summary

This substantial three double-bedroom semi-detached home offers an exceptional level of space and quality throughout and represents a fantastic opportunity for a wide range of buyers. Thoughtfully arranged over three storeys, the property provides flexible and well-proportioned accommodation ideal for modern family living, professionals, or those seeking generous living and entertaining space.

Upon entering the property, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the home, providing access to a convenient ground floor WC and the main living areas. The heart of the home is the impressive kitchen-diner, offering ample workspace and storage and providing an excellent setting for everyday family life. This space flows seamlessly into a versatile dining and recreation room, perfect for entertaining, relaxing, or use as a playroom or home office. French doors open directly onto the rear garden and patio area, allowing for an abundance of natural light and creating a seamless connection between indoor and outdoor living.

The first floor offers a generously sized living room, enhanced by a Juliet balcony that provides an attractive outlook and further natural light. This level also features a well-proportioned double bedroom and a modern three-piece family bathroom, finished to a good standard and ideal for guests or family use.

Occupying the second floor are two further spacious double bedrooms, both benefiting from their own en-suite shower rooms. These rooms offer excellent privacy and comfort, making them ideal as principal bedrooms, guest suites, or flexible accommodation for older children or home working.

Throughout the property, there is uPVC double glazing and gas central heating, ensuring comfort and efficiency all year round.

Externally, the home continues to impress with a well-maintained south facing rear garden, offering a combination of lawn and patio areas ideal for outdoor dining and relaxation. The property also benefits from a garage and ample parking, with both on-street and off-street options available.

Situated on Mendel Drive in Loughborough, the property enjoys a highly convenient location close to a wide range of local amenities. These include reputable schools for all age groups, a variety of shops and supermarkets, excellent transport links, major road access, and regular bus routes, making it an ideal choice for commuters and families alike.

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.

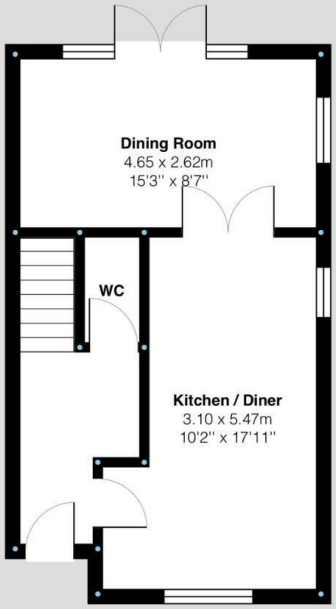
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Extra Information

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

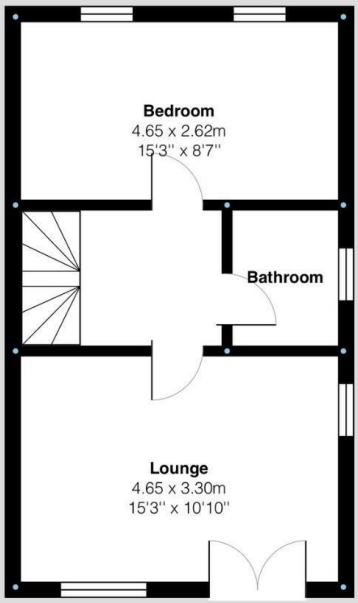
Ground Floor:



Mendel Drive, Loughborough
Internal Square Footage: Approx 1238 sq.ft

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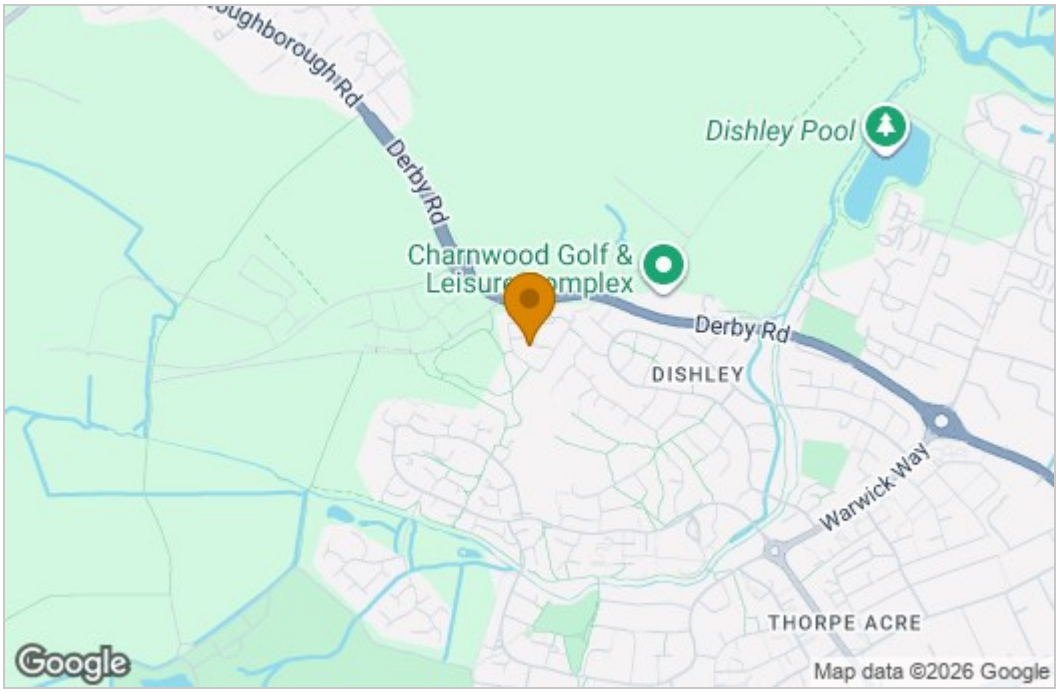
First Floor:



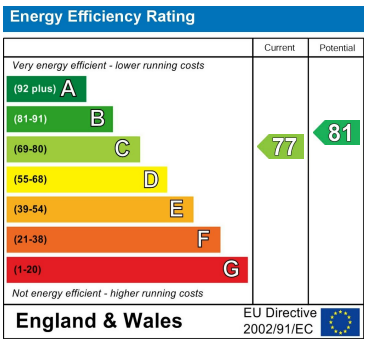
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Area Map



Energy Efficiency Graph



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