Holders

A Modern Estate Agent









19 Lemontree Lane, Loughborough, LE11 2QS

£360,000

An attractive and well-presented three-bedroom detached home, situated in a quiet cul-de-sac and offering a spacious lounge, kitchen/diner, en-suite, family bathroom and separate WC. Further benefits include a generous rear garden with summer house, driveway and single garage, all conveniently located close to popular local schools and Loughborough town centre.

Summary

Situated within a quiet and established residential cul-de-sac, this attractive three-bedroom detached home offers well-presented accommodation, generous outdoor space and excellent convenience for local schools and amenities. Ideally suited to modern family living, the property combines a practical layout with the benefit of a single garage, driveway parking and a particularly good-sized rear garden.

The ground floor accommodation begins with an entrance hall leading to a downstairs WC and a comfortable lounge, providing a welcoming space in which to relax. To the rear, the kitchen/diner offers a well-proportioned and sociable setting for everyday family life, with ample space for dining and entertaining.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom, providing practical facilities for family members and visiting guests alike.

Externally, the property enjoys a particularly generous rear garden, incorporating a paved patio and lawn, creating an appealing setting for outdoor dining, entertaining and family enjoyment. There is also a useful summer house, offering excellent versatility as a home office, hobby room or additional storage, together with side access leading to the single garage. To the front, a driveway provides convenient off-road parking.

The location is particularly appealing for families, with Outwoods Edge Primary School and Woodbrook Vale School both within easy walking distance, subject to catchment areas and admissions criteria. Loughborough town centre is also readily accessible, offering a comprehensive range of shopping, leisure and dining facilities, whilst the A6, A512, M1 and A46 provide excellent road connections to the surrounding areas.

Offering a combination of well-maintained accommodation, a generous garden and a convenient yet peaceful setting, this appealing detached home represents an excellent opportunity for a variety of prospective purchasers.

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.

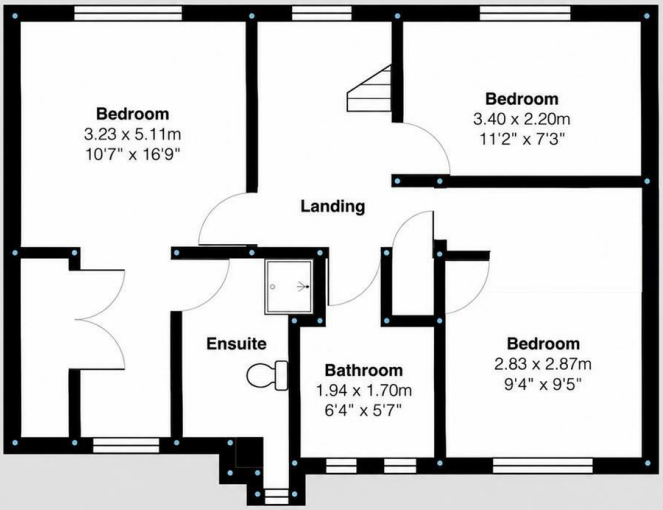
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Extra Information

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

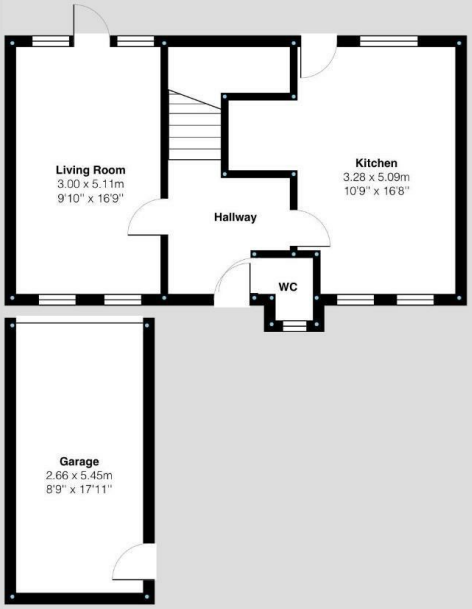
First Floor



Lemontree Lane, Loughborough
Internal Square Footage: Approx 1012 sqft

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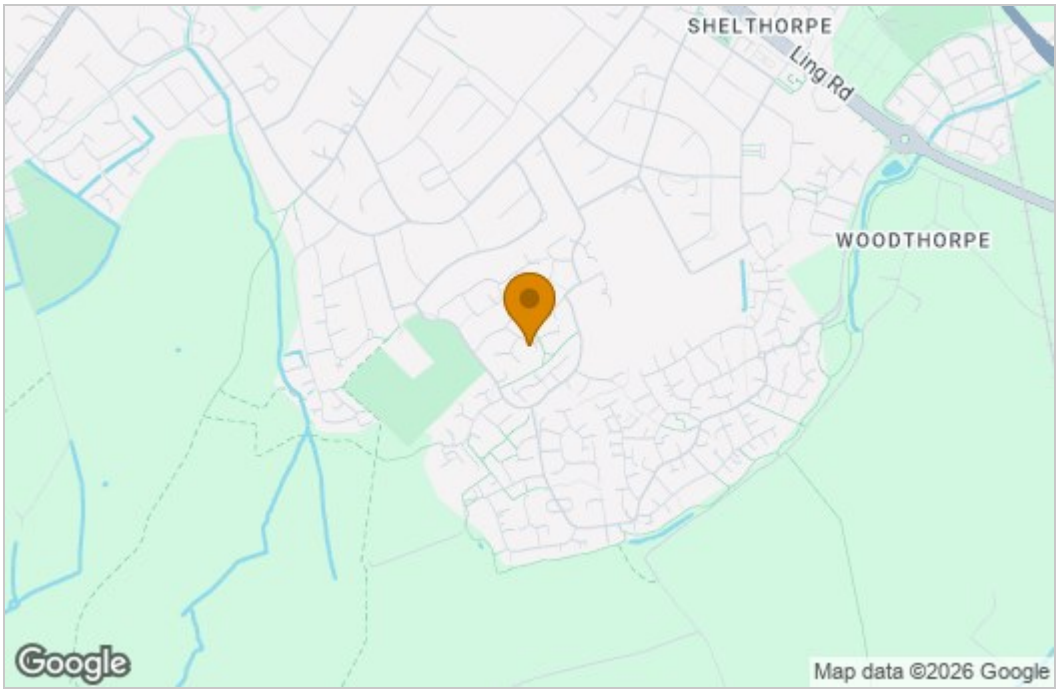
Ground Floor



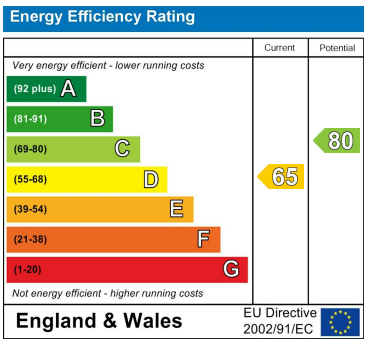
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Area Map



Energy Efficiency Graph



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