

# Holdern

A Modern Estate Agent



11 Malvern Avenue, Loughborough, LE12 9ES

£359,950

Positioned within a popular residential setting in Shepshed, this attractive four-bedroom detached home offers well-proportioned accommodation arranged over two floors, complemented by a generous driveway, integral garage and established rear garden. The property combines practical family living with a well-designed layout and appealing entertaining spaces.

## Summary

Approached via a tarmac driveway, the property has enclosed hedging to one side and access to the integral garage, providing useful off-road parking and storage. On entering, the welcoming hall leads through to the principal ground floor accommodation, including a front-aspect lounge where a feature fireplace provides an attractive focal point.

To the rear, the dining kitchen forms the heart of the home and is fitted with a range of white units incorporating a central island, with spotlights adding a contemporary finish. Sliding doors open directly into the conservatory, creating an excellent connection between the kitchen, additional reception space and garden beyond. A separate utility room and ground floor WC add further convenience.

The first floor provides four bedrooms, offering excellent flexibility for a growing family, guests or home working. Two of the bedrooms benefit from fitted wardrobes, while the principal bedroom is complemented by a private en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with a contemporary three-piece suite.

Outside, the rear garden provides a pleasant extension of the living accommodation, with patio seating areas creating space for outdoor dining and relaxation, complemented by mature shrubs and established planting which provide an attractive and private setting.

Overall, this is a well-appointed family home offering a generous arrangement of accommodation, excellent bedroom provision and appealing garden space, together with the convenience of an integral garage and driveway parking. Its combination of versatile living areas and established surroundings makes it a particularly appealing opportunity within Shepshed.

## 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.

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Floor Plan

