

Holdere

A Modern Estate Agent



19 Rowbank Way, Loughborough, LE11 4AJ

Guide price £390,000

A spacious and versatile four-bedroom family home in a sought-after Loughborough location, featuring a conservatory, utility room, garage, and a beautifully tiered rear garden. Offering excellent living space and practicality throughout, this property is perfect for modern family life.

Summary

Situated in a popular and convenient residential area of Loughborough, this well-presented four-bedroom home on Rowbank Way offers spacious and versatile accommodation, making it an ideal purchase for growing families.

The property is entered via a welcoming hallway leading through to a bright and comfortable living room, providing an ideal space for relaxing. The space flows through to a Dining Room and onto a conservatory, creating a further reception area overlooking the garden, perfect for both everyday living and entertaining. Completing the ground floor accommodation is a w/c.

Upstairs, the property comprises four well-sized bedrooms, offering flexible accommodation for family living, guests, or home working. The accommodation is completed by a family bathroom fitted with a modern suite. The Master Bedroom benefits from a spacious en-suite complete with a walk in shower, low flush w/c and wash hand basin.

Externally, the property benefits from off road parking leading to a garage at the front, providing useful storage or parking. To the rear, there is a tiered garden featuring lawned areas and a patio, offering a pleasant and private outdoor space ideal for relaxing or hosting during the warmer months.

Conveniently located close to local amenities, schools, and transport links, this property combines comfort, practicality, and excellent space in a sought-after location.

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.

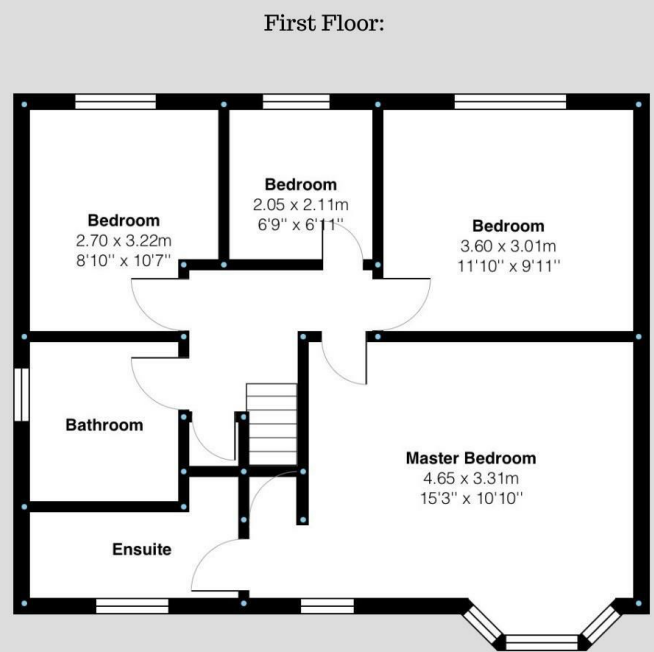
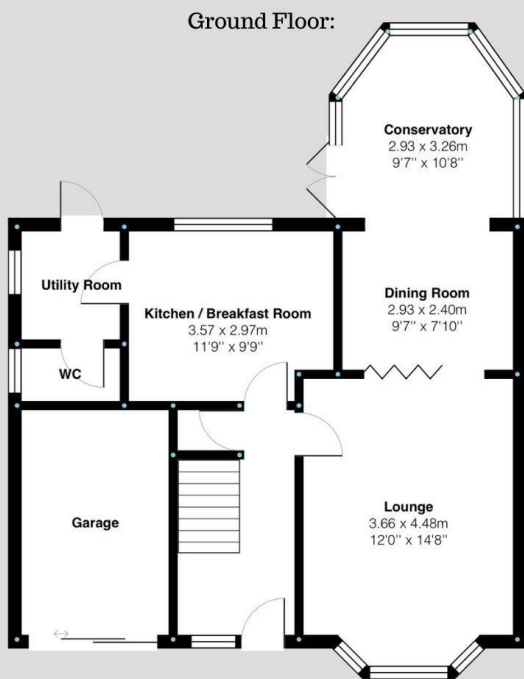
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these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

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



Rowbank Way, Loughborough
Internal Square Footage: Approx 1109 sq.ft

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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