



THE ELMBRIDGE, SOWTERS LANE, BURTON-ON-THE-WOLDS,  
LOUGHBOROUGH

GUIDE PRICE: £355,000





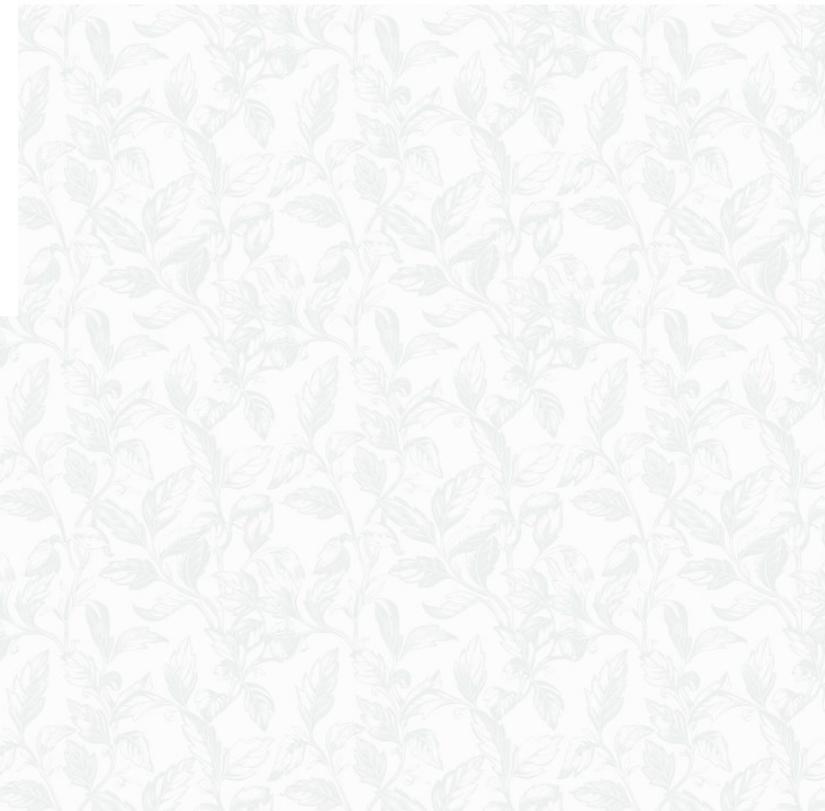
The Elmbridge – Contemporary Elegance, Designed for Family Living. The Elmbridge is an impressive three-bedroom detached residence that combines timeless architecture with modern convenience. Thoughtfully designed across two floors, it offers flexible living spaces, abundant natural light, and a seamless connection to the outdoors - everything a discerning family home should be. Ready to move into April./May and has been left so the new owner can customise and pick all their own choices.



The Elmbridge is an impressive three-bedroom detached house that blends timeless architectural design with the comfort and convenience of modern living. Thoughtfully arranged across two floors, it offers spacious living areas, abundant natural light, and a seamless connection to the outdoors — everything a discerning family home should provide.

### Ground Floor – Open Spaces & Everyday Comfort

From the moment you step inside, The Elmbridge welcomes you with a sense of balance and warmth. To the front, a bright bay-fronted living room creates an inviting space to relax and unwind — perfect for quiet evenings or family movie nights. To the rear, the contemporary kitchen and dining area form the social heart of the home. Featuring high-quality Symphony cabinetry, sleek square-edge worktops, and Bosch integrated appliances, it's ideal for both family meals and entertaining. French doors open directly onto the rear garden, flooding the space with natural light and providing a

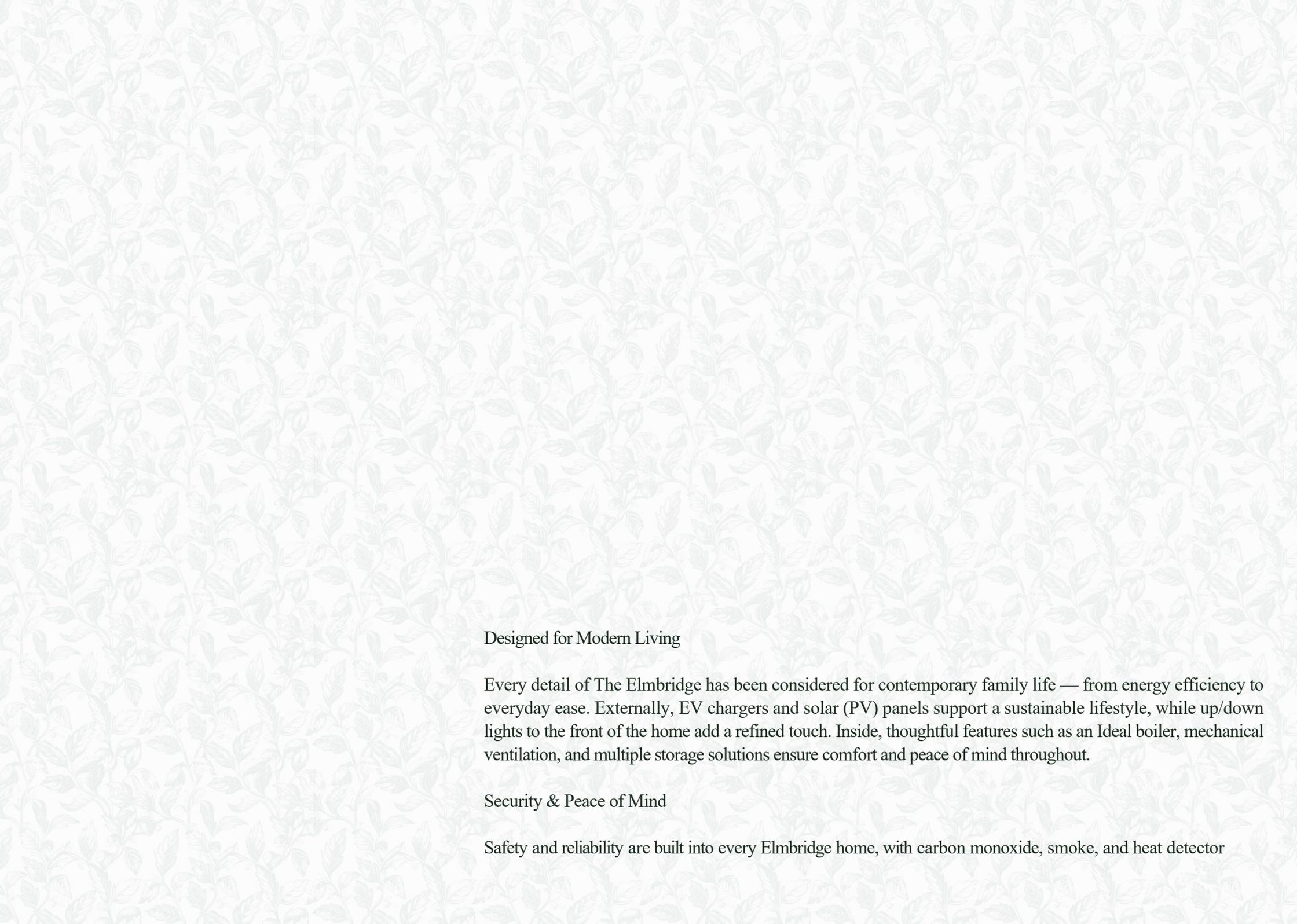




beautiful backdrop for everyday living. A convenient downstairs WC and well-placed storage cupboards add practicality, ensuring the home functions as beautifully as it looks.

#### First Floor – Calm, Comfort & Privacy

Upstairs, The Elmbridge continues its thoughtful design. The master bedroom offers a peaceful retreat, complete with its own en suite shower room and USB charging points for modern convenience. Two additional bedrooms provide flexibility — whether used as children’s rooms, guest bedrooms, or a dedicated home office. A stylish family bathroom, featuring elegant Roca sanitaryware, Bristan fittings, and Porcelanosa tiling, completes this private family haven.



### Designed for Modern Living

Every detail of The Elmbridge has been considered for contemporary family life — from energy efficiency to everyday ease. Externally, EV chargers and solar (PV) panels support a sustainable lifestyle, while up/down lights to the front of the home add a refined touch. Inside, thoughtful features such as an Ideal boiler, mechanical ventilation, and multiple storage solutions ensure comfort and peace of mind throughout.

### Security & Peace of Mind

Safety and reliability are built into every Elmbridge home, with carbon monoxide, smoke, and heat detector



alarms — each with battery backup — and the reassurance of a 10-year NHBC warranty.

The Elmbridge offers more than just a home — it's a place designed for connection, comfort, and lasting memories.



# REZIDE

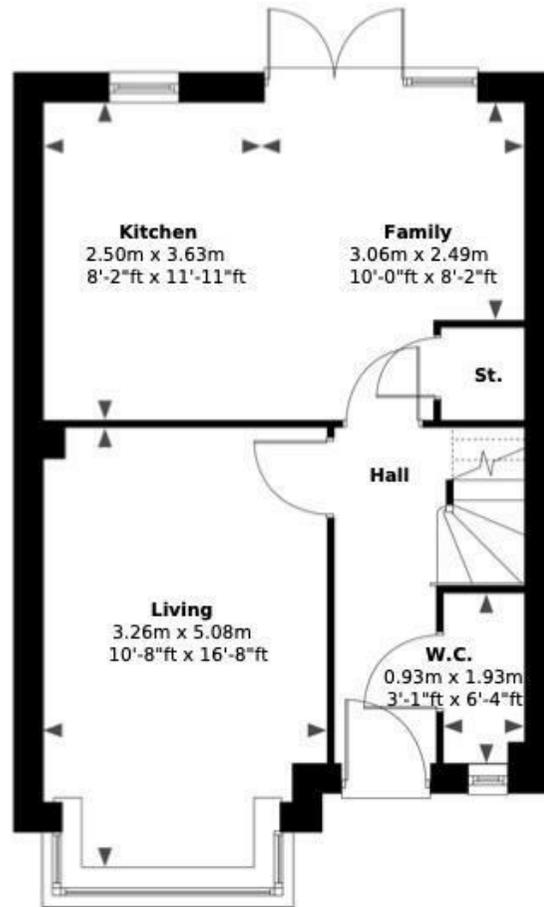


*The Elmbridge, Sowters Lane, Burton-On-The-Wolds,*

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# Key Features

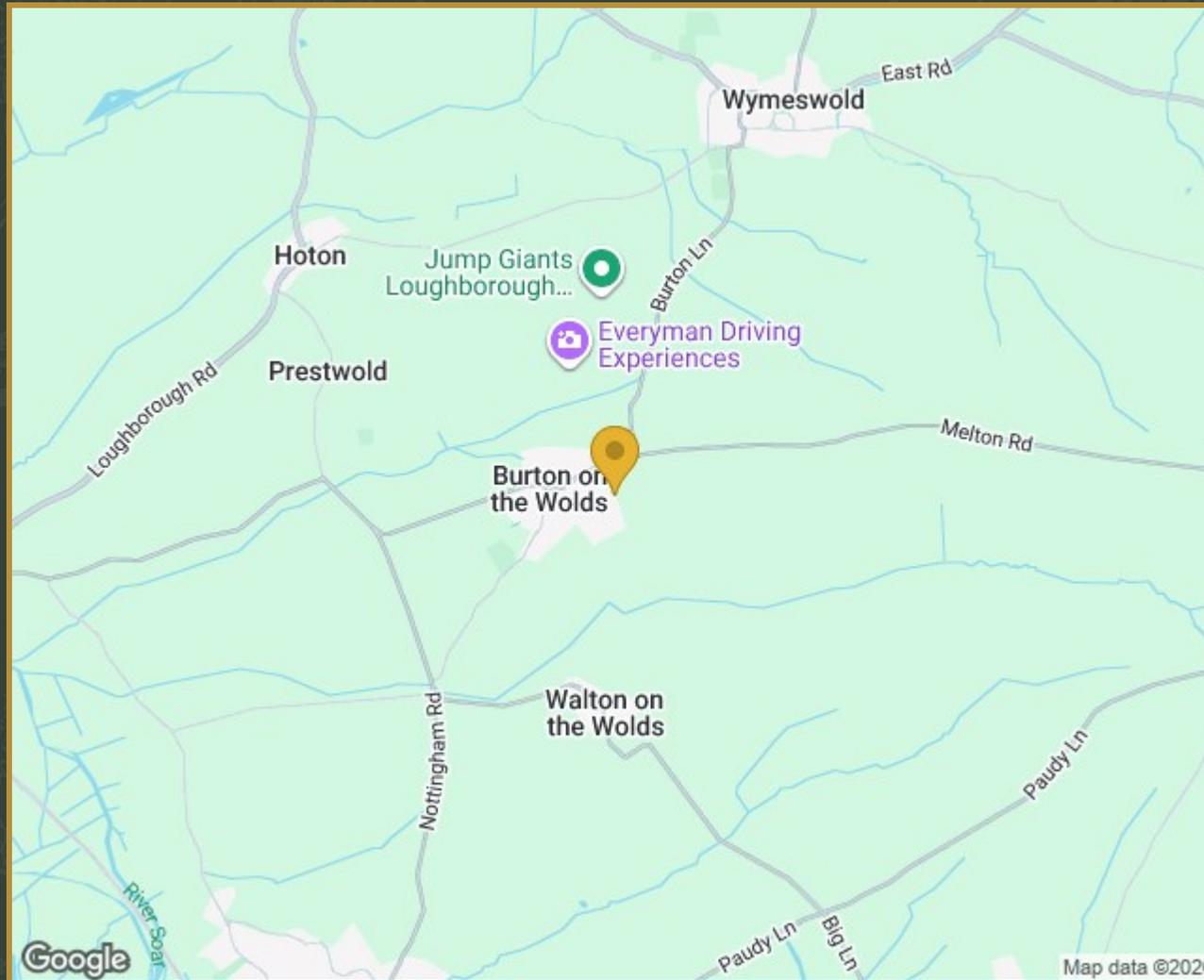
- With 5% deposit paid, you'll be saving £18,500!
  - Kitchen with dining area
  - Living room with feature bay window
  - En suite to master bedroom
- Two parking spaces, side by side
- French doors onto the rear garden
- Spacious plot with landscaping to the front
- Accessed on a private driveway, with only 4 homes
  - Large private garden
  - Downstairs WC



962.00 sq ft

| Energy Efficiency Rating                                  |         | Environmental Impact (CO <sub>2</sub> ) Rating            |   |
|---|---------|---|---|
|   | Current | Potential   |   |
| Very energy efficient - lower running costs               |         |   | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>  |         |   | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>  |         |   | (81-91) <b>B</b>  |
| (69-80) <b>C</b>  |         |   | (69-80) <b>C</b>  |
| (55-68) <b>D</b>  |         |   | (55-68) <b>D</b>  |
| (39-54) <b>E</b>  |         |   | (39-54) <b>E</b>  |
| (21-38) <b>F</b>  |         |   | (21-38) <b>F</b>  |
| (1-20) <b>G</b>   |         |   | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs               |         |   | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |         | England & Wales<br><small>EU Directive 2002/91/EC</small> |   |

# Property Location



The Elmbridge, Plot 7 Sowters Lane, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5TS

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