Holders

A Modern Estate Agent









27 Beck Crescent, Loughborough, LE11 2UT

Offers over £530,000

Holders are pleased to present this deceptively spacious family home, constructed by Charles Church and tucked away within a private cul-de-sac on the exclusive 'Forest Side' development. Offering versatile accommodation across two floors, the property is ideally suited to families seeking multi-generational living, with excellent potential to create a self-contained annexe.

Summary

This unique home provides generous and flexible living space, ideal for a growing family. The current owners have maintained the property to an exceptional standard throughout. Externally, the home enjoys private gardens to all sides, including a dedicated hot tub enclosure, while a private driveway provides ample off-road parking. Overall, this is a rare opportunity to acquire a substantial and adaptable home offering both privacy and potential.

The property is presented in immaculate condition, having been meticulously maintained by the current owners. Benefits include gas central heating and uPVC double glazing throughout. The accommodation briefly comprises a welcoming entrance hallway, a formal dual-aspect sitting room with a bay window to the front and French doors opening onto the rear garden.

The spacious open-plan kitchen/dining room is fitted with integrated appliances and provides an ideal space for family living and entertaining, with French doors leading out to the garden. There is also a separate utility room and a ground floor WC.

A key feature of the home is the annexe-style accommodation, positioned away from the main living space. This area includes a snug, a ground floor bedroom, and a wet room with a walk-in shower, offering excellent accessibility. There is further scope to incorporate a kitchen area within the rear lobby, allowing for the creation of a fully self-contained annexe if required.

To the first floor, the landing leads to four well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from a dressing area, en-suite shower room and sufficient space for large wardrobes.

Outside

The property occupies a prime position at the head of a private cul-de-sac shared with just two other homes. The outdoor space is a particular highlight, having been thoughtfully designed to make the most of its south-westerly aspect. There is a paved patio seating area, a well-maintained lawn with established borders, a timber outbuilding currently arranged for hot tub use, and a raised decked area ideal for evening relaxation. Two garden sheds provide additional storage.

The gardens enjoy a high degree of privacy, with gated access to the front, and the driveway offers ample parking for several vehicles.

Situated on the highly sought-after 'Forest Side' of Loughborough, the property enjoys a peaceful yet convenient setting, with immediate access to scenic countryside walks across the Outwoods and surrounding areas. A range of well-regarded primary and secondary schools are within easy walking distance, making this an ideal location for families.

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.

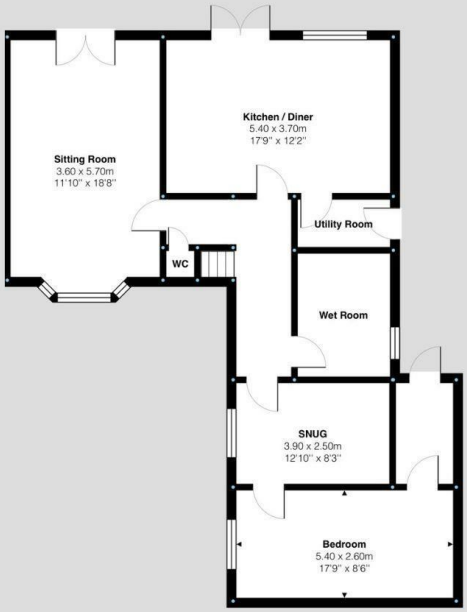
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Extra Information

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:



Beck Crescent, Loughborough
Internal Square Footage: Approx 1637 sq.ft

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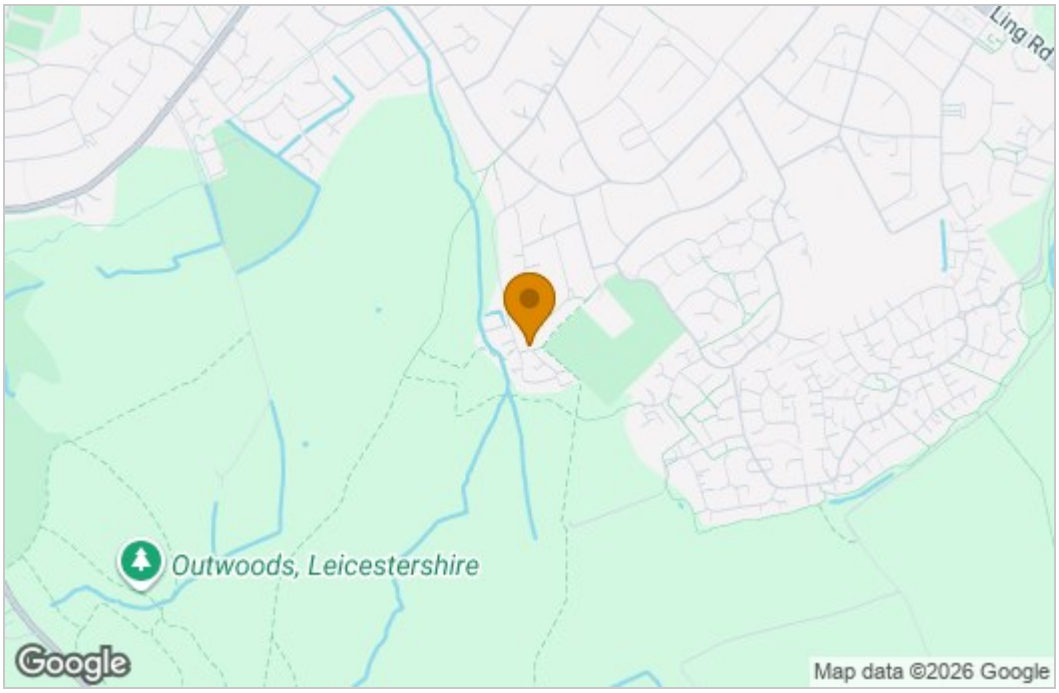
First Floor:



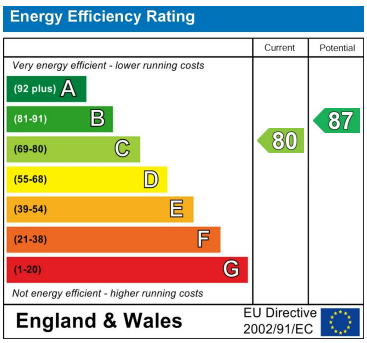
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Area Map



Energy Efficiency Graph



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9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk