

Holden's

A Modern Estate Agent



305 Park Road, Loughborough, LE11 2HF

Offers over £270,000

A beautifully improved three-bedroomed home with exceptional garden, versatile garden room and excellent storage.

Summary

A beautifully improved and thoughtfully maintained three-bedroom semi-detached home, offering generous and flexible accommodation both inside and out.

Behind its attractive traditional exterior, this property offers a surprisingly spacious and versatile home, with two reception rooms, a modern kitchen with a newly installed induction hob and electric oven, three well-proportioned bedrooms, excellent built-in storage throughout and a substantial rear garden with a versatile garden room and utility space.

The ground floor provides two generous reception rooms, offering flexibility for family living, dining, entertaining or working from home. Spacious dining room provides a practical and attractive heart to the home looking out onto the generous garden, while a recently installed downstairs WC adds valuable convenience. The WC also incorporates additional storage, making excellent use of the available space.

Storage is a particular strength of this home. Each of the three bedrooms benefits from built-in wardrobes, while additional built-in storage can be found throughout the property. Combined with the fully boarded loft, there is an impressive amount of practical storage space for a growing family.

Upstairs are three well-proportioned bedrooms, each with built-in wardrobe storage, together with a modern family bathroom.

A garden that really sets this property apart

The rear garden is one of the property's standout features, extending to approximately 50 metres and providing an unusually generous outdoor space.

The garden has been thoughtfully designed with a mixture of lawn, mature planting, raised beds and a productive vegetable-growing area, offering plenty of space for children, entertaining, gardening or simply enjoying the outdoors.

To the side of the property is a Substantial Insulated Outbuilding incorporating a useful utility area. This highly versatile additional space provides an excellent combination of practical utility facilities and a separate garden room, making it ideal for a home office, hobby space, gym, playroom or simply somewhere to escape the main house.

At the rear of the property is 22ft summer house which has electricity, it is a split building making it a genuinely useful for different purposes. At the moment one side is a workshop, the otherside is a playroom.

The garden also has an additional shed for bikes and garden tools along with a small greenhouse.

To the front, the property benefits from a driveway providing parking for up to three vehicles, together with an EV charging point.

Significant improvements

The current owners have undertaken a considerable programme of improvements, including a new roof installed in 2023, together with new roof lining, soffits, fascias, guttering and cladding.

Further improvements include the recently installed downstairs WC with additional storage, and a new modern bathroom. While the property also benefits from UPVC double glazing, gas central heating and a fully boarded loft.

The highlights

- Beautifully improved three-bedroom semi-detached home
- Two generous reception rooms
- Modern fitted kitchen
- Recently installed downstairs WC with additional storage
- Modern family bathroom
- Built-in wardrobes to all three bedrooms
- Excellent built-in storage throughout the property
- Fully boarded loft
- Approximately 50-metre rear garden
- Substantial powered garden room
- Separate/useful utility area within the garden room
- Flexible additional space for office, hobbies, gym or playroom
- Raised beds and mature planting
- Vegetable-growing area
- Driveway parking for up to three vehicles
- EV charging point
- New roof installed in 2023
- New roof lining, soffits, fascias and guttering
- UPVC double glazing
- Gas central heating
- Convenient access to local amenities, schools, A6 and M1

A home offering an exceptional combination of flexible living space, practical storage and an

unusually generous garden. The garden room and utility facilities add a further dimension to the property and should be viewed to be fully appreciated.

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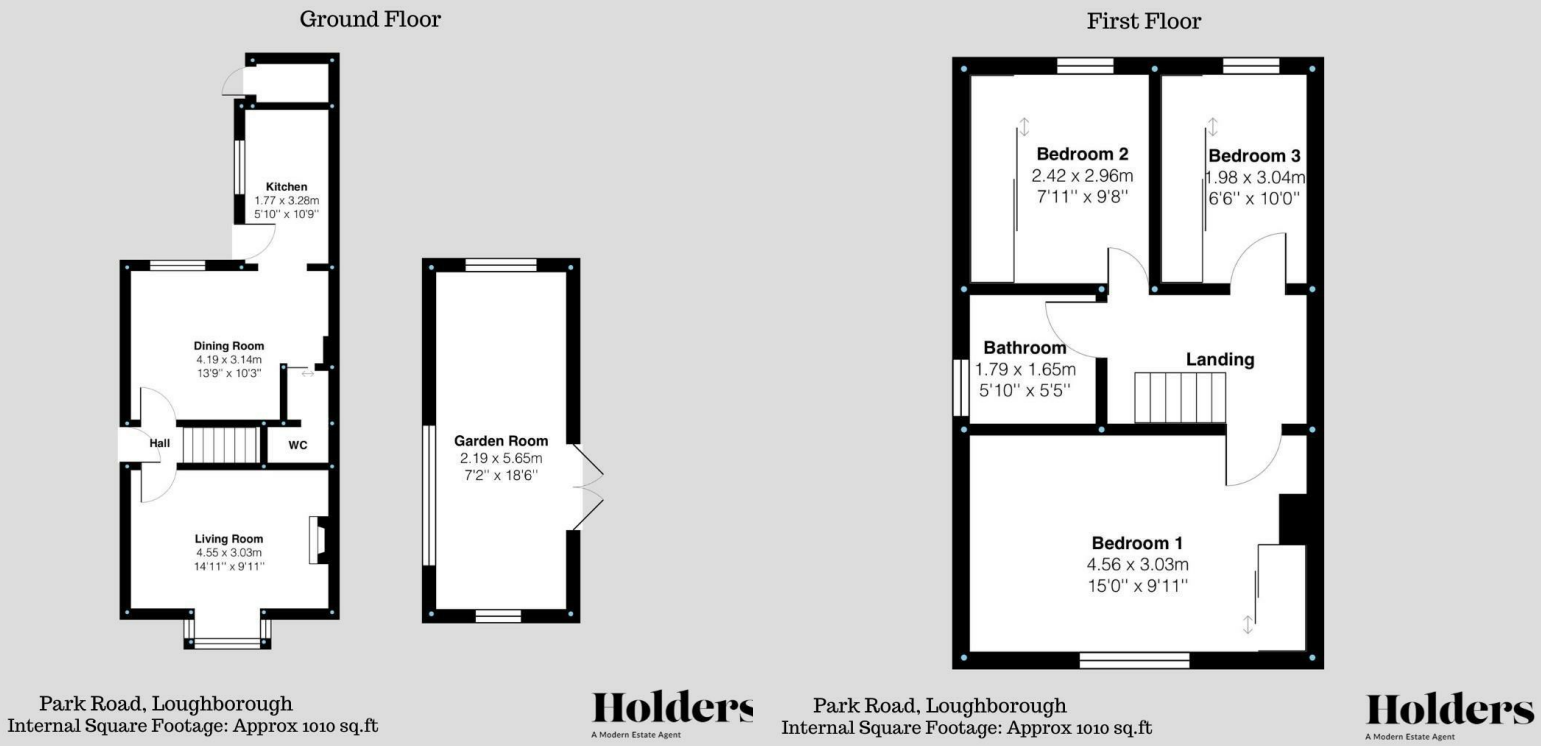
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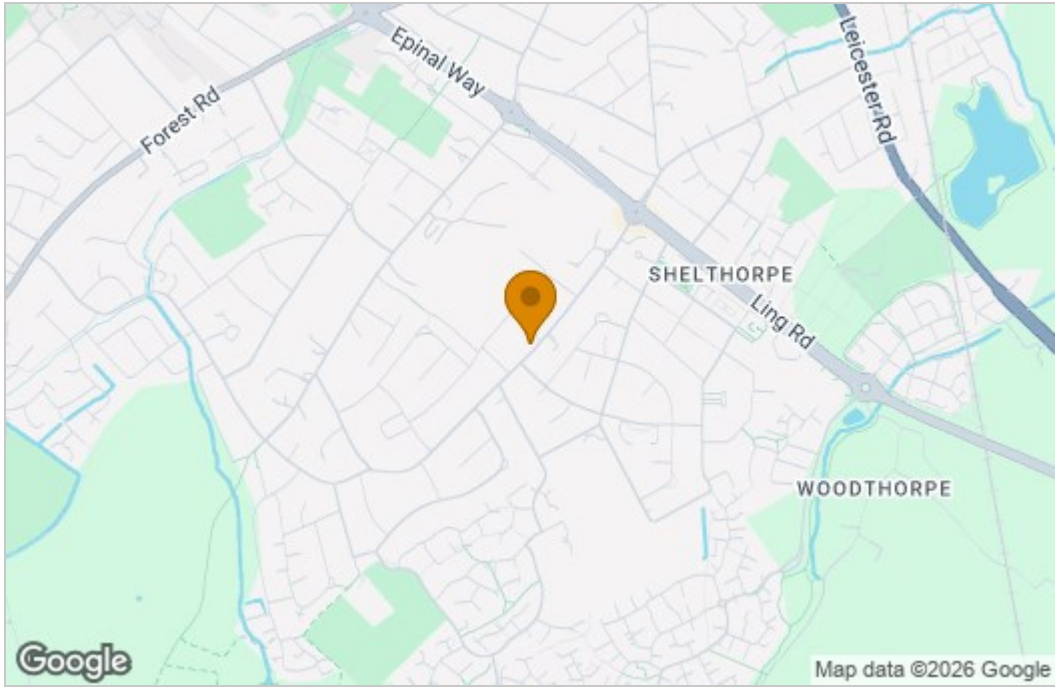
Extra Information

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

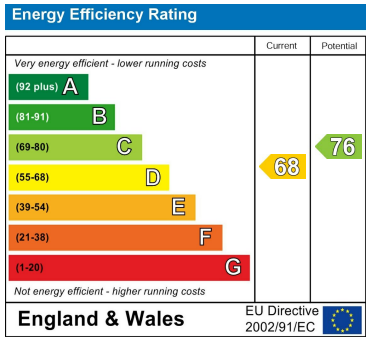
Floor Plan



Area Map



Energy Efficiency Graph



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