

# Holden's

A Modern Estate Agent



37 Leconfield Road, Loughborough, LE11 3SP

£390,000

This beautifully presented detached family home is ideally situated in Loughborough and offers spacious and versatile accommodation throughout. The property features a block-paved driveway providing ample off-road parking and access to a carport and garage.

## **Summary**

Inside, a light and welcoming hallway leads to the ground floor accommodation, which includes a comfortable lounge, separate dining room, modern fitted kitchen with Quartz work surfaces, a conservatory overlooking the rear garden, a home office, and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Outside, the rear garden is mainly laid to lawn with a patio seating area and fenced boundaries, providing an ideal space for outdoor relaxation. The property also benefits from an outbuilding that houses a garage and a self-contained annex comprising two additional bedrooms and a shower room—perfect for guests, extended family, or use as a home studio.

Early internal viewing is highly recommended to fully appreciate the accommodation on offer.

## **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.

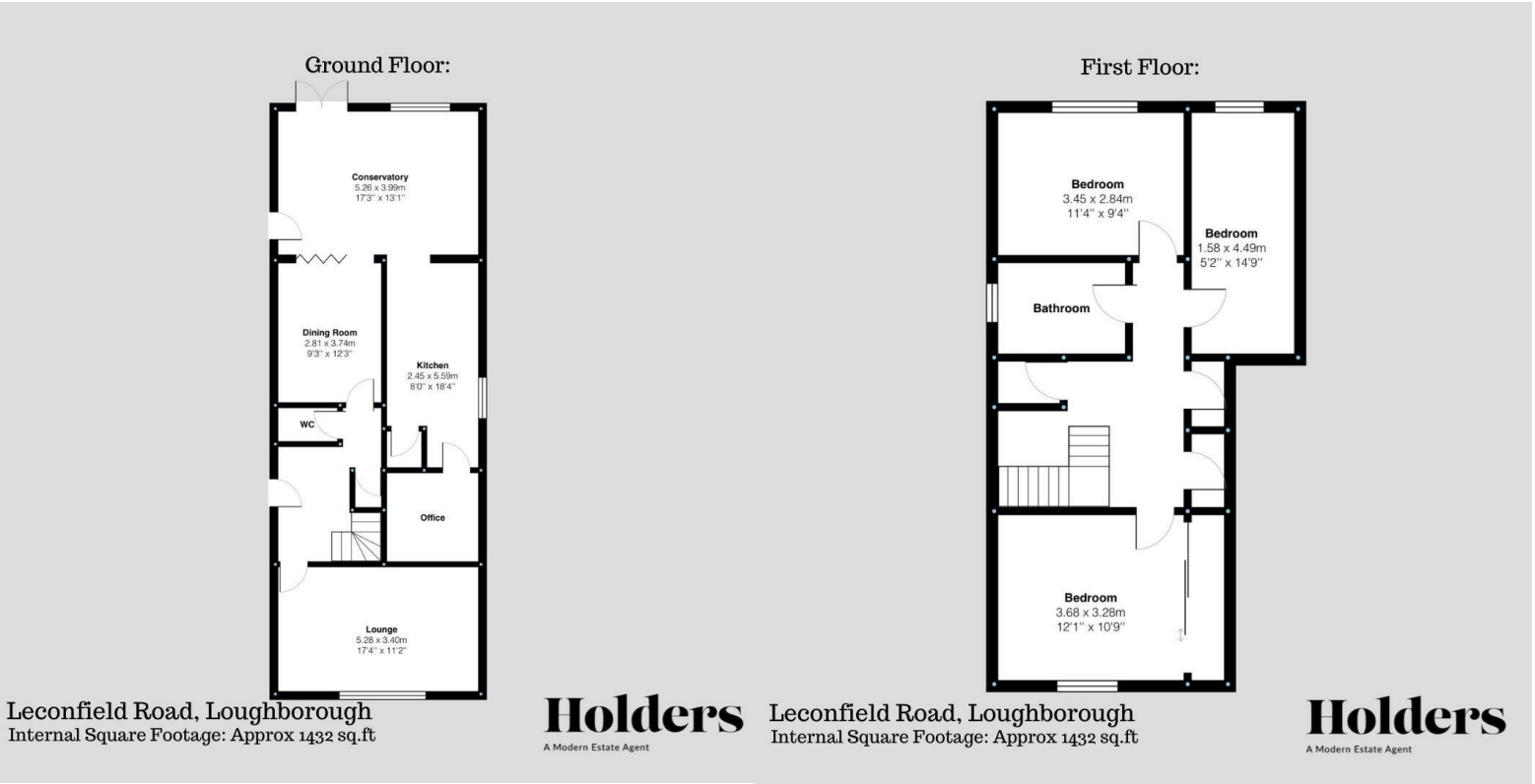
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

## **Extra Information**

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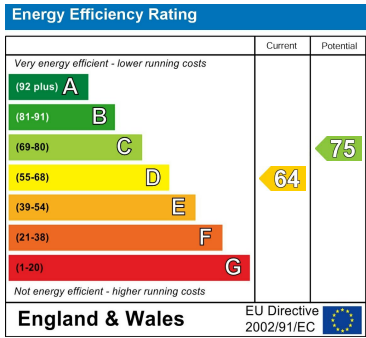
Floor Plan



Area Map



Energy Efficiency Graph



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