Holders

A Modern Estate Agent









4 Lavender Close, Loughborough, LE11 2SG

£499,950

An impressive and extended four-bedroom family home offering spacious and versatile accommodation, including multiple reception areas, a fitted kitchen, utility room and a converted section of the garage providing useful additional living space. Further benefits include a principal bedroom with en-suite, a superb rear extension with bi-folding doors and a private, enclosed garden with patio seating.

Summary

Situated within a popular residential location, this impressive and thoughtfully extended family home offers spacious and versatile accommodation arranged over two floors. Providing four well-proportioned bedrooms, a principal bedroom with en-suite, multiple reception areas and a private rear garden, the property is ideally suited to modern family living, with the added benefit of a converted section of the garage offering further flexibility.

Upon entering, a welcoming hallway provides access to the principal ground floor accommodation, including a convenient downstairs WC. The spacious front-facing lounge offers an inviting setting for relaxation, with double doors opening through to the kitchen and dining area, creating a natural connection between the reception spaces. The fitted kitchen provides an excellent range of wall and base units, generous work surfaces and pleasant views across the rear garden. Adjoining the kitchen is a useful utility room, offering additional storage and space for laundry appliances, together with external access.

Further enhancing the ground floor is an attractive rear extension, providing an additional reception space which lends itself perfectly to a family room or informal entertaining area. Bi-folding doors open directly onto the garden, allowing plenty of natural light and creating a seamless connection between inside and out. In addition, part of the original garage has been converted to provide a particularly useful additional room, offering versatility as a playroom, home office, hobby room or potentially a ground floor bedroom.

To the first floor, a bright landing leads to four well-proportioned bedrooms. The principal bedroom enjoys a front-facing aspect and benefits from built-in wardrobes and its own en-suite shower room. Two further bedrooms provide comfortable double accommodation, whilst the fourth bedroom offers a generous single room, ideal for children or home working. The accommodation is completed by a contemporary family bathroom, fitted with a panelled bath and shower over, wash hand basin set within useful storage drawers and WC, complemented by attractive jade green tiling.

Outside, the property enjoys a private and well-maintained rear garden, designed with ease of upkeep in mind. The garden features a neatly kept lawn and paved patio seating area, providing an ideal setting for outdoor dining, entertaining and family enjoyment, all enclosed to create a pleasant degree of privacy.

This is an excellent opportunity to acquire a spacious and versatile family home, offering an appealing combination of extended living accommodation, flexible additional space and attractive outdoor surroundings.

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

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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.

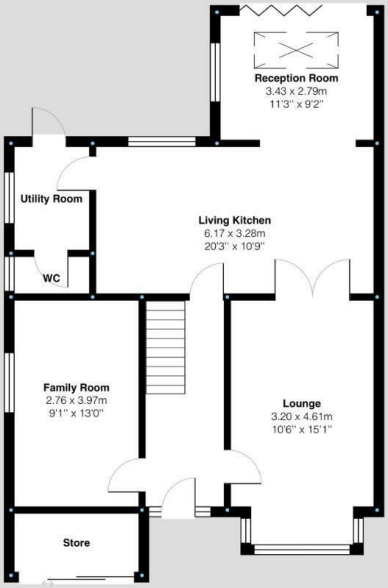
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Extra Information

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

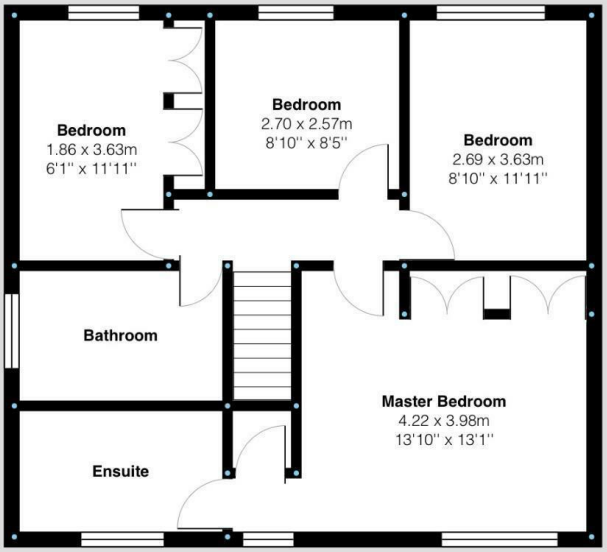
Ground Floor:



Lavender Close, Loughborough
Internal Square Footage: 1184 sq.ft

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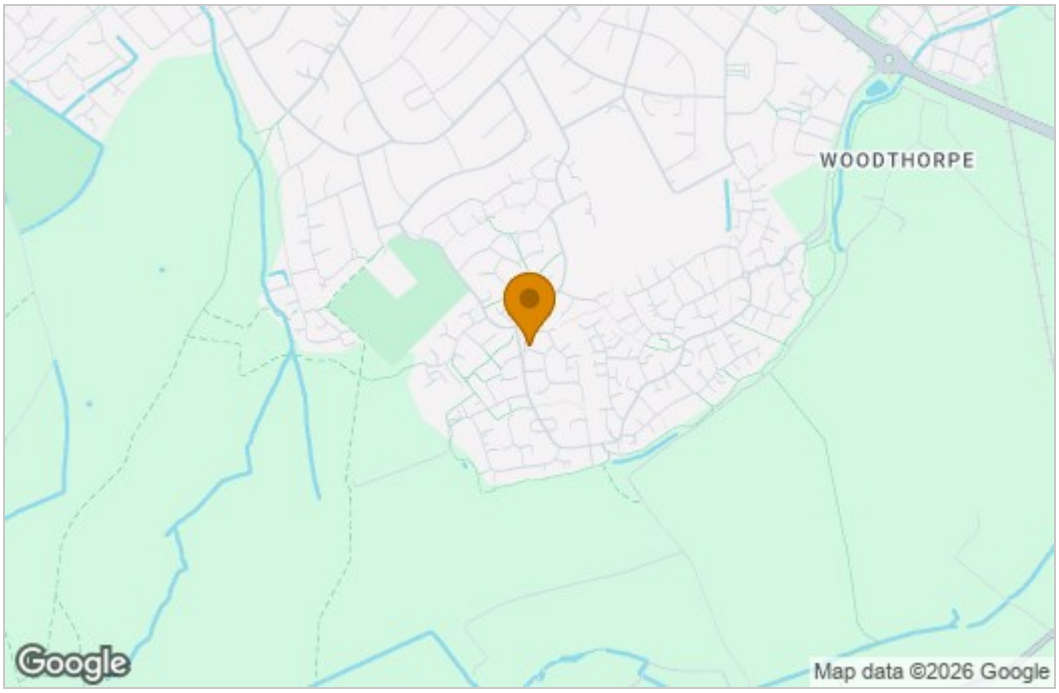
First Floor:



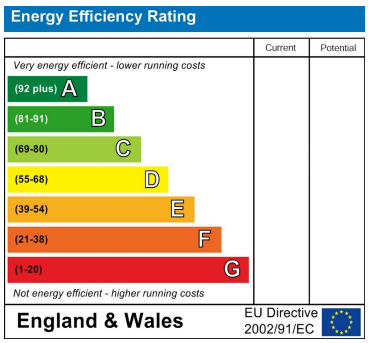
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Area Map



Energy Efficiency Graph



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