# Holders

A Modern Estate Agent









## 8 Swinfield Road, Loughborough, LE12 8RJ

## Guide price £550,000

An impressive four-bedroom detached family home occupying a sought-after position in the heart of Quorn, offering approximately 1500 sqft of versatile living accommodation, an attached double garage and beautifully maintained gardens. Featuring multiple reception rooms, ensuite to the master bedroom and ample driveway parking, this is an exceptional home in one of Charnwood's most desirable villages.

## Summary

Situated in one of Quorn's most desirable residential locations, this impressive detached family home offers generous and versatile accommodation extending to approximately 1500 sqft, complemented by a double garage, beautifully maintained gardens and a superb position within easy reach of the village's excellent amenities. Thoughtfully arranged over two floors, the property provides an ideal setting for modern family living, combining spacious reception areas with well-proportioned bedrooms and excellent outdoor space.

The property is approached via a tarmac driveway providing ample off-road parking, alongside a neatly maintained lawned foregarden with mature shrub borders and access to the attached double garage. An entrance hallway creates an inviting first impression and provides access to a convenient ground floor WC, together with the principal living accommodation.

To the front of the property, the generous living room is flooded with natural light and offers a welcoming space to relax, whilst to the rear, the dining room enjoys views over the garden and opens into a delightful conservatory, creating an excellent setting for entertaining or enjoying the changing seasons. The kitchen is well positioned at the heart of the home and is complemented by a separate utility room, providing additional storage and practical workspace, with internal access to the double garage.

The first floor offers four well-proportioned bedrooms, including a spacious principal bedroom served by its own en-suite shower room, whilst the remaining three bedrooms are served by a stylish family shower room, fitted with a contemporary three-piece suite comprising a double walk-in shower, WC and wash hand basin, finished with attractive tiled surrounds, creating flexible accommodation perfectly suited to growing families.

Outside, the rear garden has been thoughtfully landscaped to provide an excellent balance of lawn and entertaining space. A selection of patio seating areas offer ideal spots for outdoor dining and relaxation, whilst the generous lawns are bordered by mature planting, creating a private and attractive setting. Gated side access adds further practicality to this appealing outdoor space.

This is a superb opportunity to acquire a substantial family home in an exceptional village setting, offering spacious accommodation, multiple reception areas, en-suite to the master bedroom, plus an attached double garage in addition to ample driveway parking. Quorn remains one of Charnwood's most sought-after villages, renowned for its vibrant community, highly regarded schools, independent shops, cafés, restaurants and excellent transport links.

## 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.

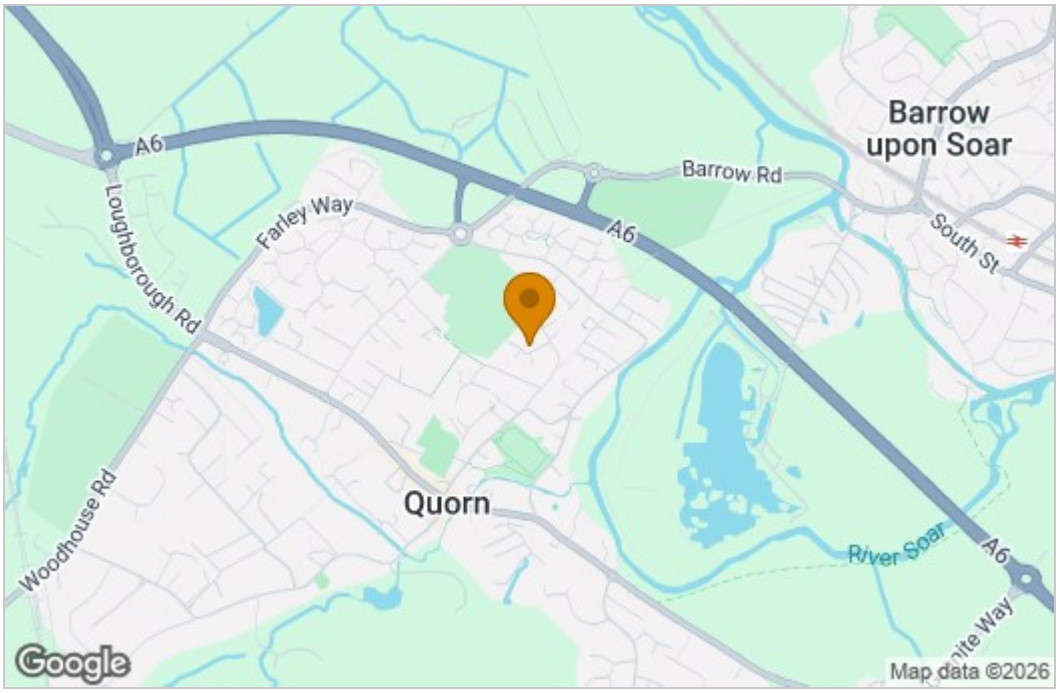
## Extra Information

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

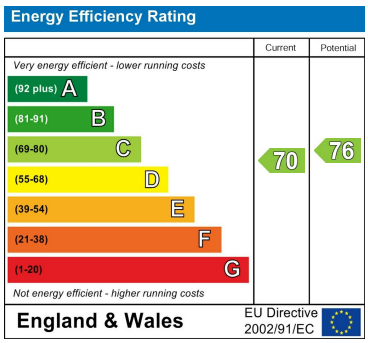
# Floor Plan




# Area Map




# Energy Efficiency Graph




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