Holders

A Modern Estate Agent

246 Leicester Road, Loughborough, LE11 2AJ

£290,000

A larger than average extended four bedroom home which enjoys an excellent plot in this non estate location which always proves very popular with home buyers being well placed for the town centre and travel routes with Charnwood Water within walking distance. The property offers a entrance hallway, lounge, living kitchen, garden room, four bedrooms, en-suite to master, family bathroom, large rear garden accessing to a double garage which is un-overlooked at the rear completing the very broad appeal of this traditionally styled home.

You will be greeted by an entrance hallway, the hallway is presented in modern condition and benefits from access to the Lounge and kitchen / dining room. The Lounge is complete with a large bay fronted window to front elevation allowing in plentiful light to this room and a focal open fireplace.

The heart of this home is the stunning living kitchen which has been opened to create a perfect social space! This area is complete with a range of fitted base and eye level units, space for a large dining set and doors to the garden room. Completing the ground floor accommodation is a garden room which is a flexible space to suit the buyers needs and opens to the rear garden.

Ascend onto the first floor and you will find two double bedrooms and the family bathroom accessed via a landing space. The bedroom to the rear is complete with a walk in shower room and fitted storage.

Ascend onto the second floor and you will find two further bedrooms one with a w/c.

To the front of the property is a driveway offering off road parking for multiple vehicles. There is a double garage with further off road parking to the rear. The rear garden is larger than average and makes an excellent space to enjoy the summer months in. The rear garden has been landscaped to include a large patio area, lawn space, planted borders.

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.

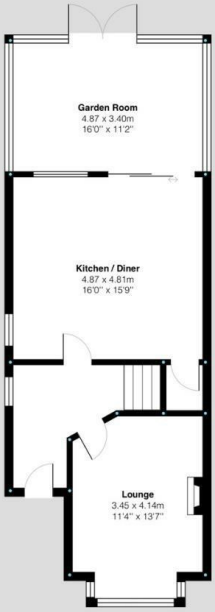
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.

Floor Plan

Ground Floor:



Leicester Road, Loughborough
Internal Square Footage: 1744 sq.ft

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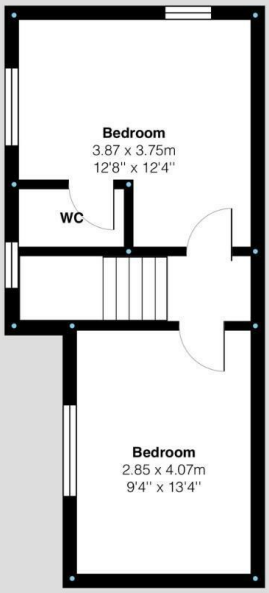
Second Floor:



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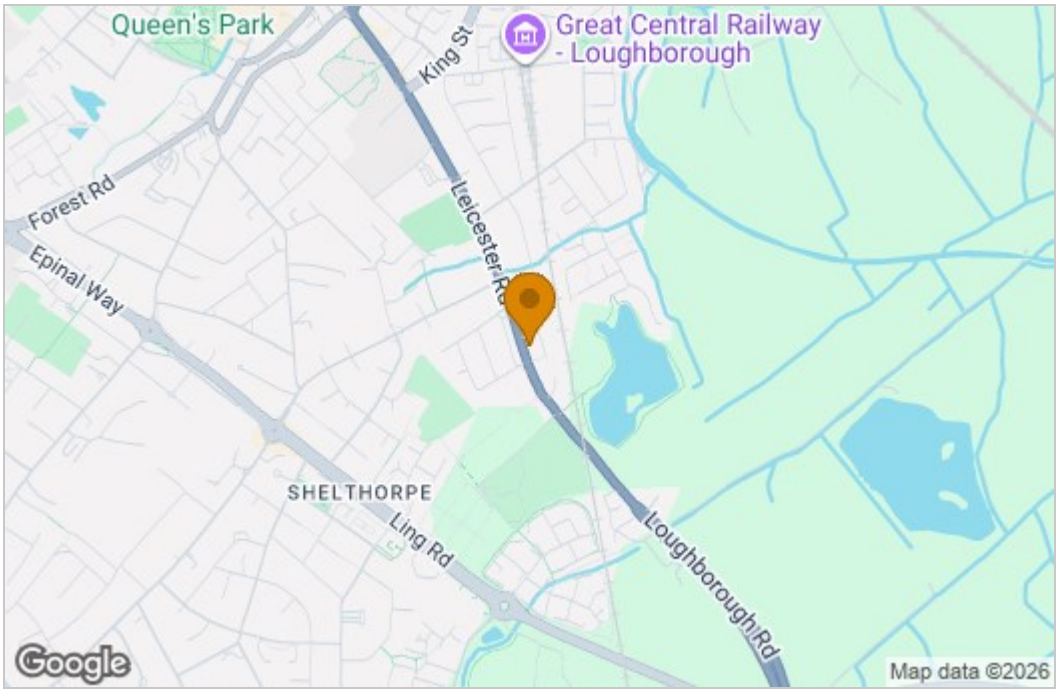
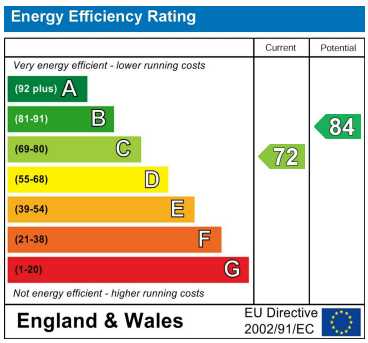
Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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