



## Vine House

Beacon Road | Loughborough | LE11 2RD

Guide price £835,000



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An impressive detached residence, occupying an imposing position at the upper end of the much sought after Beacon Road, this classic yet modern family home offers extensive accommodation and a generous mature garden. Vine House is so named as it features a Grapevine believed to be over 70 years old, formerly occupying a glasshouse at the rear of the garden. Boasting a magnificent open plan living/dining kitchen, this wonderful home is ideal for family living and entertaining, with a separate lounge, garden room and study. To the first floor are five bedrooms with three bathrooms, making this a practical and spacious property. Surrounded by impressive and substantial detached homes in an enviable position, with mature trees and superb access to local amenities, this outstanding home demands inspection.

- Impressive Detached Home
- Much Sought After Position
- Highly Regarded Address
- Modernised and Extended
- Substantial Mature Garden
- Open Plan Living/Dining Kitchen
- Lounge, Garden Room and Study
- Five Bedrooms
- Three Bathrooms
- Garage and Driveway



*"An outstanding family home"*



#### **Storm Porch**

Featuring recessed lighting and tiled threshold, this storm porch creates an impressive yet welcoming entrance to the home.

#### **Entrance Hall**

With a lavish use of Oak flooring, running through into the family room. There are glazed Oak doors and a staircase rising to the first floor.

#### **Lounge**

An impressive sized room centred around the focal real flame effect gas fire with granite surround and a mantelpiece above. There is a large bay window to the front elevation and glazed Oak double doors to the living/dining kitchen.

#### **Family Room**

Open plan to the rest of the dining kitchen space, this generously proportioned room offers an informal space to sit and entertain, with feature log burner and Oak flooring. There are glazed Oak bi-folding doors to the garden room, enabling this space to be opened up even further for parties.

#### **Dining Area**

With ample space for dining table and chairs, open plan to the family room and kitchen. The kitchen area is divided by a large breakfast bar with seating.

#### **Kitchen**

Featuring a modern, high quality fitted kitchen finished in soft tone colours and complemented by light coloured Quartz working tops, there are a vast range of wall and base storage cupboards with integrated dishwasher, sink unit, electric double ovens, electric hob and extractor above. French doors and full length windows to the rear of the kitchen overlook the beautiful garden.

#### **Garden Room**

Having a glass lantern light roof with self cleaning heat reflective glass, this fabulous space has French doors to the garden, tiled flooring and ample space for seating etc.

#### **Study**

A sizeable room offering a variety of potential uses, with French doors to the garden, tiled flooring and Velux window to the side.

#### **W/c**

A large room with a low level flush w/c and wash hand basin.

#### **Utility Room**

Fitted with an ample range of wall and base mounted units, space for washing machine and tumble dryer, with access to the garage.

#### **Garage**

With power and lighting, door to the utility room and an electric roller shutter door to the front.

#### **First Floor Landing**

A spacious landing with skylight window and access to all rooms.

#### **Bedroom 1**

A substantial bedroom with a delightful view over the rear garden. There is a walk through dressing area with fitted wardrobes and access to the en-suite.

#### **En-Suite**

Fitted with a modern luxury three piece suite comprising shower cubicle, wash hand basin and w/c. There is a window to the side, tiled floors and walls, heated towel rail and ceiling spotlights.



#### **Bedroom 2**

A well proportioned bedroom overlooking the garden to the rear and having its own en-suite and a range of fitted bedroom furniture.

#### **En-Suite**

Fitted with a shower cubicle, w/c, vanity storage wash hand basin, tiled floor and tiling to the walls.

#### **Bedroom 3**

A spacious double room with a bay window and a range of fitted bedroom furniture.

#### **Bedroom 4**

A good sized double room with window to the front.

#### **Bedroom 5**

Currently fitted with a range of furniture as a luxury study, with a window to the front.

#### **Bathroom**

An impressive bathroom, luxuriously fitted with a suite comprising walk-in shower cubicle, w/c, wash hand basin and a freestanding contemporary bath. There is a window to the rear, Travertine tiled floor and walls.

#### **Outside**

The property features an array of low level lighting to the front, with retaining wall and an extensive driveway allowing parking for a number of vehicles. The rear garden is generous in proportion and particularly mature, synonymous with this well established location. There is a large patio, lawn and neat planted borders. There is also an EV charging point.

#### **The Area**

The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Outwoods Edge and also Mountfields Lodge primary schools. At the bottom of Beacon Road, the Loughborough Schools Foundation (formerly the Endowed Schools) collection of schools is situated, for those seeking private education.

#### **Extra Information**

• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either

before a viewing, or at the point of an offer being made or accepted.

- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



*"Arguably one of the most desirable roads in town"*



Approx Gross Internal Area  
238 sq m / 2564 sq ft

**Ground Floor**  
Approx 140 sq m / 1509 sq ft

Denotes head height below 1.5m

**First Floor**  
Approx 98 sq m / 1055 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	70
(B1-91)	B	
(C6-80)	C	
(D5-68)	D	
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Rooms and Dimensions:**

- Study:** 2.86m x 3.42m (9'5" x 11'3")
- Garden Room:** 3.39m x 3.51m (11'1" x 11'6")
- Kitchen:** 3.68m x 3.73m (12'1" x 12'3")
- W.C.:** 1.54m x 2.08m (5'1" x 6'10")
- Utility:** 2.53m x 2.35m (8'4" x 7'9")
- Family Room:** 3.33m x 6.81m (10'11" x 22'4")
- Garage:** 2.89m x 4.77m (9'6" x 15'8")
- Entrance**
- Lounge:** 3.74m x 7.24m (12'3" x 23'9")
- Dining Area:** 3.81m x 3.35m (12'6" x 11'0")
- Bedroom 2:** 2.61m x 3.63m (8'7" x 11'11")
- Family Room:** 3.33m x 6.81m (10'11" x 22'4")
- Bathroom:** 3.34m x 4.09m (10'11" x 13'5")
- Dressing Area:** 1.50m x 2.30m (5'3" x 7'10")
- Bedroom 1:** 3.63m x 4.18m (11'11" x 13'9")
- En Suite:** 1.59m x 1.92m (5'3" x 6'4")
- Bedroom 4:** 2.82m x 2.99m (9'3" x 9'10")
- Bedroom 5:** 2.61m x 2.37m (8'7" x 7'9")
- Bedroom 3:** 3.28m x 4.52m (10'9" x 14'10")
- Landing**

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