

# Holdings

A Modern Estate Agent



24 Linley Avenue, Loughborough, LE12 9HJ

£389,950

A beautifully presented and versatile four-bedroom detached home, featuring a converted ground floor bedroom with en-suite - perfect for modern family living or multi-generational use. Boasting spacious reception areas, a kitchen diner, and a charming garden with summer house, this property is ready to move straight into.

## Summary

Situated in a sought-after residential location, this spacious and versatile four-bedroom detached family home offers well-presented accommodation throughout, ideal for modern family living.

Upon entering the property, you are welcomed by a bright entrance hallway leading to a generous lounge, a separate dining room, and a stylish kitchen diner providing ample space for both everyday living and entertaining. The property also benefits from a delightful conservatory, offering additional reception space with views over the rear garden.

A particular feature of this home is the converted garage, which has been thoughtfully transformed into a ground floor bedroom complete with its own en-suite facilities—ideal for guests, multi-generational living, or a home office suite.

To the first floor, there are four well-proportioned bedrooms, including a spacious master bedroom with en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the rear garden offers a pleasant outdoor space, featuring a slabbed patio area perfect for seating and entertaining, a small lawned section, and a charming summer house.

This attractive home combines flexible living space with practical features, making it an excellent choice for families seeking comfort and convenience in a desirable location in Shepshed. It is close to all the local amenities and within walking distance of the OFSTED rated Outstanding Newcroft Primary Academy.

## 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.

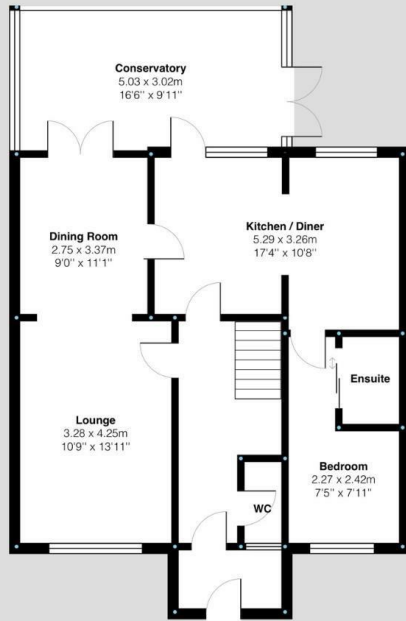
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## Extra Information

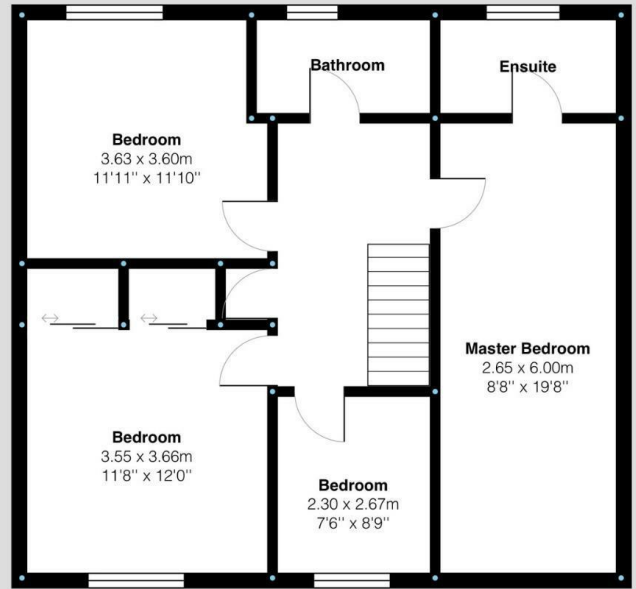
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# Floor Plan

Ground Floor:



First Floor:



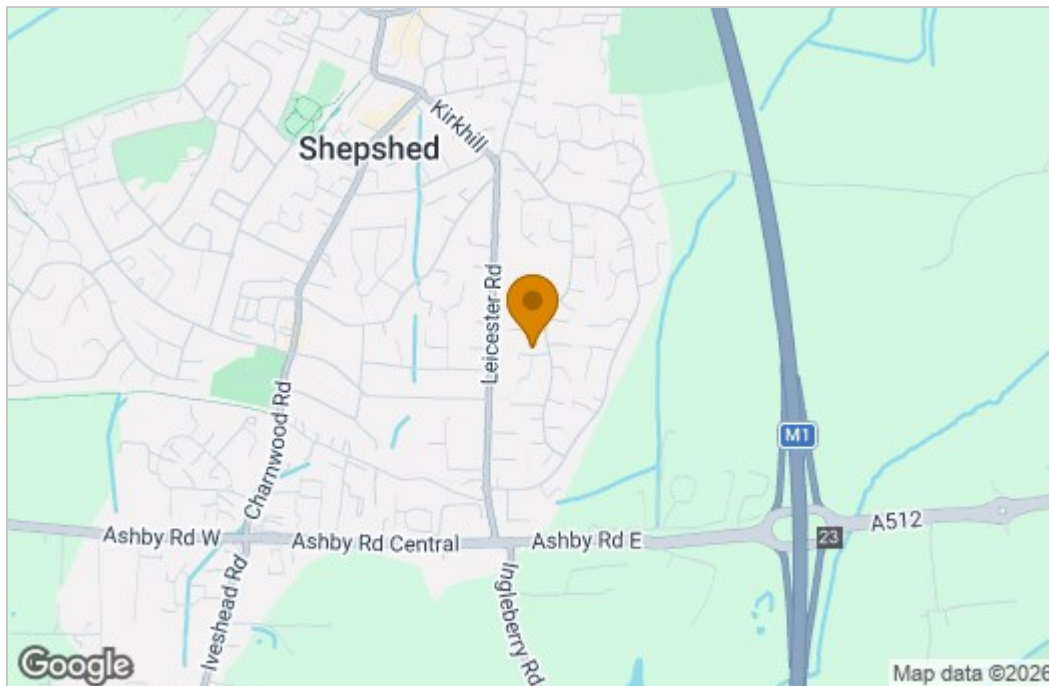
Linley Avenue, Shepshed  
Internal Square Footage: Approx 1378 sq.ft

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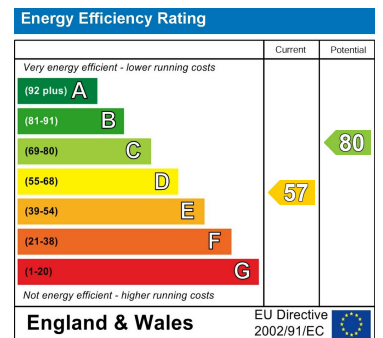
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## Area Map



## Energy Efficiency Graph



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