

Holden's

A Modern Estate Agent



19 Ledbury Road, Loughborough, LE11 2RT

£425,000

This beautifully presented four-bedroom detached family home is located in the popular Forest side of Loughborough with far reaching views to the front elevation, offering a non-estate position with stunning views of the outwoods. The property boasts gas fired central heating and double glazing, ensuring comfort and energy efficiency.

Summary

Upon entering, you will find an inviting entrance hallway that leads to a convenient ground floor w/c. The hallway also provides access to the spacious lounge, which features doors leading to both a dining room. This layout offers a seamless flow between the living and dining areas, perfect for entertaining guests or enjoying family meals.

Moving to the first floor, you will discover four generously sized bedrooms, providing ample space for a growing family or accommodating guests. Additionally, there is a well-appointed family bathroom, ensuring convenience for all occupants.

Externally, the property offers a block paved driveway at the front, providing ample off-road parking for several vehicles. There is also access to the double garage and a side gate leading to the beautifully maintained rear garden. This outdoor space offers a tranquil retreat, ideal for relaxation or outdoor activities.

This property offers fantastic accommodation and space, along with the added benefits of a desirable location and picturesque views. We highly recommend scheduling a viewing to fully appreciate all that this home has to offer.

Entering the property through the front door leads you into a hallway with doors to the ground floor w/c, lounge and a stairwell rising to first floor. The ground floor w/c has a low level w/c, wash hand basin and a frosted double glazed window to the front elevation. Leading from here is the Lounge which makes a great space for all the family to enjoy and is complete with a large window allowing in plentiful light, an opening to a further reception space affording views over the rear garden and a door to the formal dining room.

The dining room has a large bay window overlooking the rear garden and opens to the kitchen. The kitchen has a range of wall and base units with work surfaces over, a fitted social breakfast bar space, inset sink and drainer, oven and induction hob, integral dishwasher, back door leading out to the side of the property and a door to the utility room and under stair storage. The utility room offers a practical space for appliances including a fridge freezer, washing machine and tumble drier.

Ascend onto the first floor and you will find four well sized bedrooms and the family bathroom. The master bedroom is complete with full width fitted

wardrobes and stunning views to the front elevation. The bathroom has a white suite comprising low level w/c, vanity wash hand basin, fitted bath with shower over, and an airing cupboard.

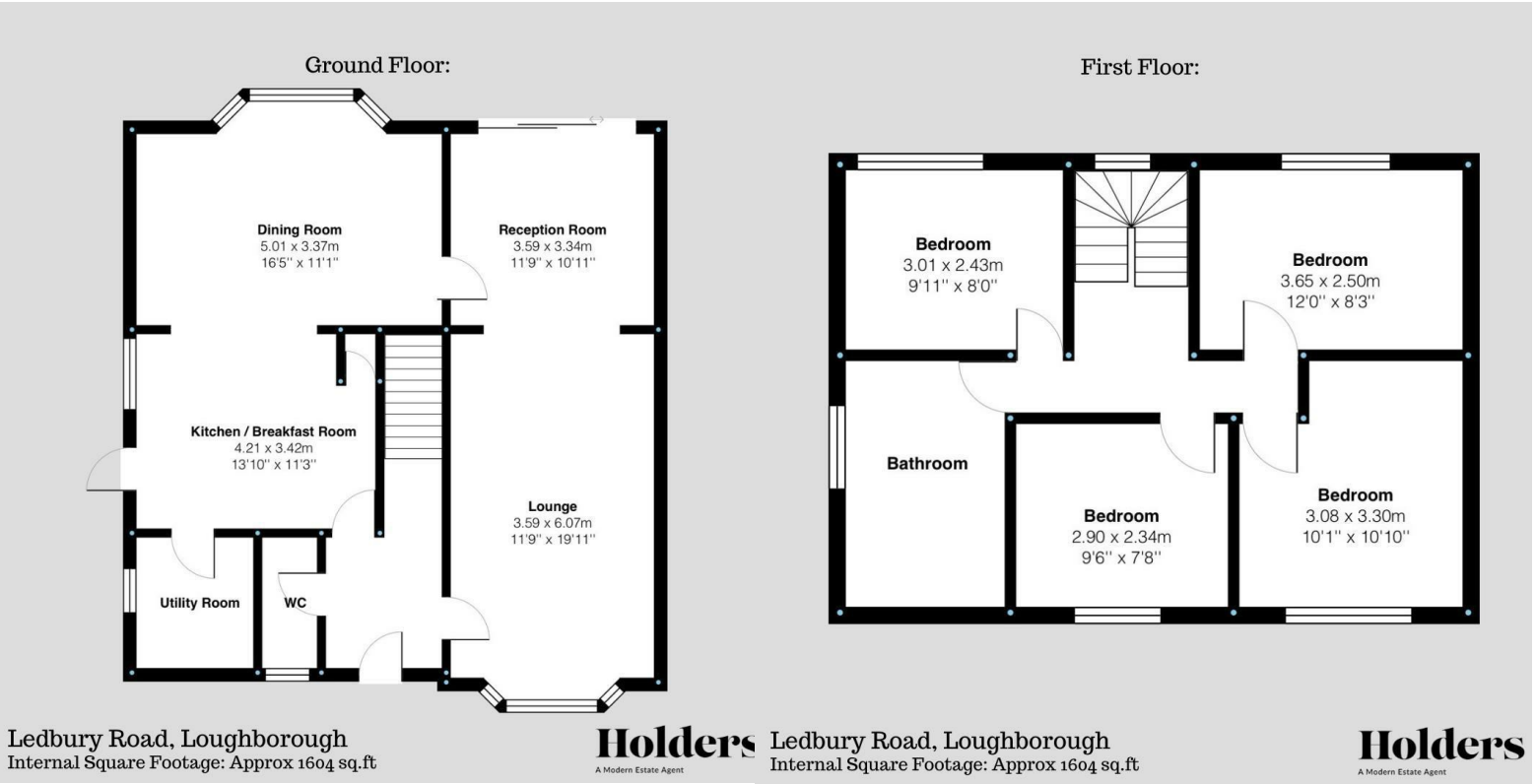
Outside, to the front is a block paved driveway providing ample off road parking for four vehicles leading to the double garage. There is side gated access to the rear garden via a covered area. To the rear is a beautifully maintained garden comprising well maintained lawn, walled boundary pathway to the rear, raised seating area, raised flower borders filled with well stocked and established flowers.

Disclaimer

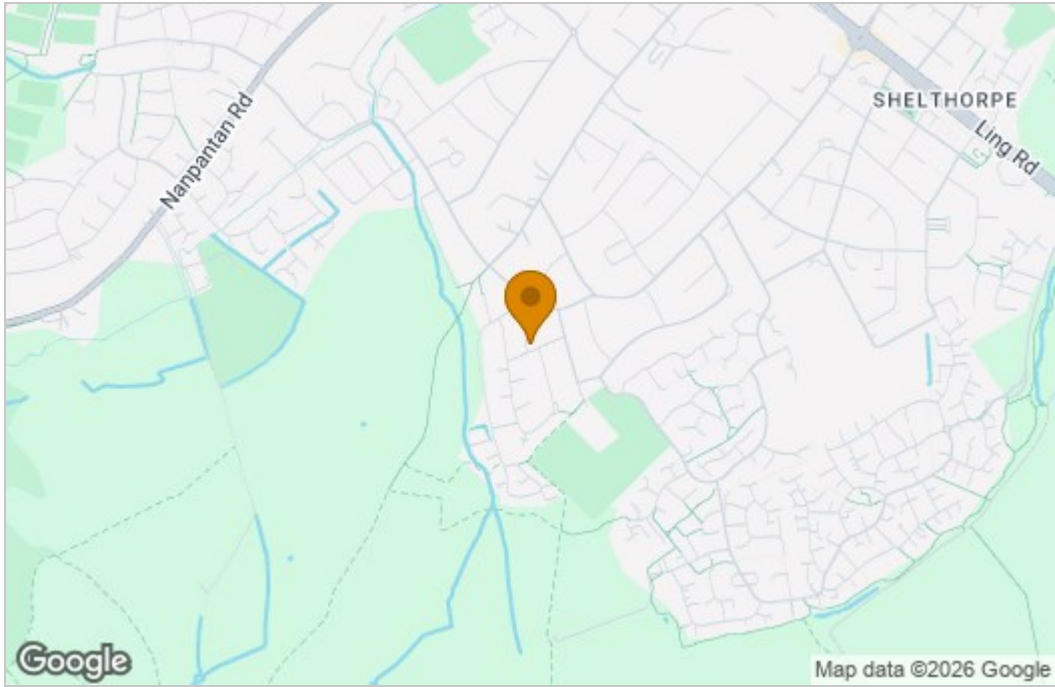
Extra Information

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

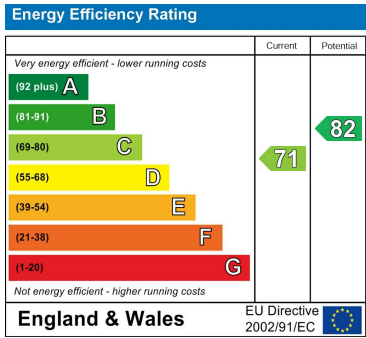
Floor Plan



Area Map



Energy Efficiency Graph



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