Holders

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31 Nicolson Road, Loughborough, LE11 3SD

£420,000

An impressive four-bedroom detached family home in a sought-after Forest Side cul-de-sac, within the Holywell school catchment and moments from Bluebell Woods, featuring a spacious lounge, open dining kitchen, refitted en-suite, double garage and private landscaped gardens. Ideally positioned for local amenities, Loughborough University, the Outwoods, excellent transport links and M1 access.

Summary

Situated in the highly regarded Forest Side of Loughborough, within the sought-after Holywell school catchment area, this impressive four-bedroom detached residence occupies a desirable cul-de-sac position and offers generous accommodation ideally suited to family living. Enjoying a particularly attractive setting with Bluebell Woods just moments away, the property combines a convenient location with excellent access to some of the area's most appealing outdoor spaces.

The property is approached via a gravelled driveway providing off-road parking for two to three vehicles, alongside a lawned frontage, established shrubs and a double garage. Upon entering, the welcoming hallway leads through to a spacious dual-aspect lounge, providing an excellent reception space with plenty of natural light. The open dining kitchen offers an ideal setting for everyday family life and entertaining, fitted with a range of units and incorporating a hob, extractor hood, oven and microwave.

To the first floor are four well-proportioned bedrooms, including a principal bedroom benefiting from a refitted en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Externally, the property enjoys private, landscaped gardens, featuring a paved patio area, lawn and well-stocked planted borders, creating an attractive and pleasant space for outdoor relaxation.

The location is a particular highlight, with Bluebell Woods adjoining the nearby surroundings and providing delightful opportunities for local walks, whilst the popular Outwoods are also within easy reach. The property is conveniently positioned for Loughborough University, local amenities, public transport links and Loughborough town centre. There is also excellent access to the M1 motorway at Junction 23, East Midlands Airport and Loughborough railway station, which provides regular intercity services to London St Pancras.

An excellent opportunity to acquire a substantial family home in one of Loughborough's most desirable residential locations.

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.

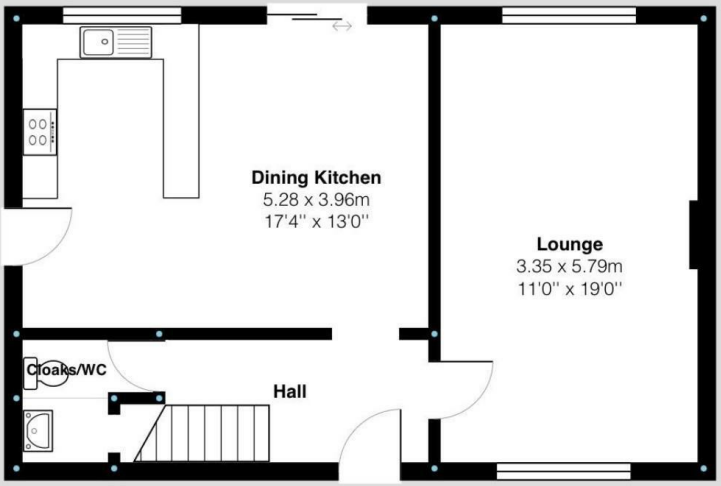
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Extra Information

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

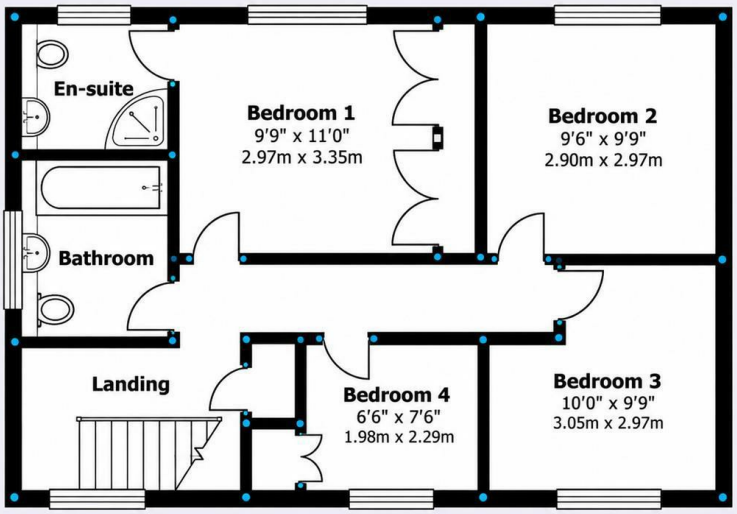
Ground Floor



Nicolson Road, Loughborough
Internal Square Footage: Approx 1140 sqft

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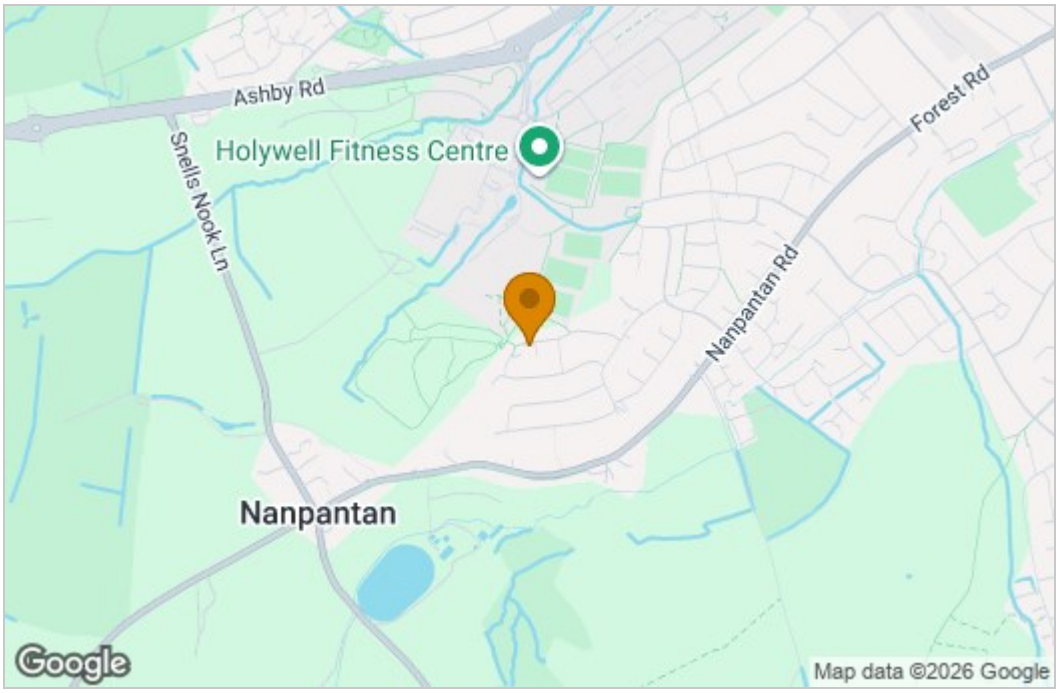
First Floor



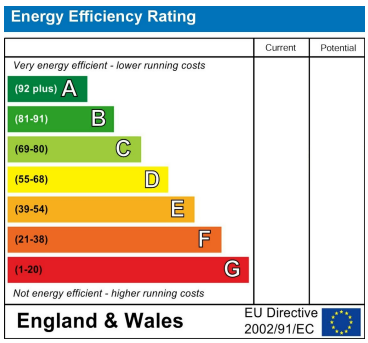
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Area Map



Energy Efficiency Graph



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