

Holders

A Modern Estate Agent



44 Sandalwood Road, Loughborough, LE11 3PS

£425,000

Offered with NO UPWARD CHAIN and occupying a generous corner plot in Loughborough's highly sought-after Forest Side, this beautifully presented detached family home offers spacious and versatile accommodation, stylishly updated interiors and extensive private wraparound gardens. Featuring four well-proportioned bedrooms, multiple reception spaces, a refitted kitchen, garage, workshop and ample parking, the property combines excellent family living with a peaceful cul-de-sac setting close to local amenities and open countryside.

Summary

Offered to the market with no upward chain, this is a rare opportunity to acquire a substantial family home in one of Loughborough's most sought-after locations.

Occupying a substantial corner plot within one of Loughborough's most desirable residential settings on the highly regarded Forest Side, this impressive detached family home offers beautifully presented and exceptionally versatile accommodation in a peaceful and well-established cul-de-sac location.

The property has been thoughtfully maintained and enhanced to provide spacious, light-filled interiors ideally suited to modern family living. At the heart of the home is a stylishly refitted kitchen and an informal breakfast area, perfectly complementing the generous reception accommodation which includes an elegant sitting room and a further snug or dining room with direct access onto the gardens, creating an ideal environment for both entertaining and everyday living.

To the first floor are four well-proportioned bedrooms, including a superb principal bedroom with en suite shower room, together with a recently upgraded contemporary family shower room finished to an excellent standard.

Externally, the property enjoys extensive wraparound gardens which provide a high degree of privacy along with expansive lawned areas and a variety of seating spaces, ideal for families and outdoor entertaining alike. A driveway provides ample off-road parking and access to the garage, while a substantial brick-built workshop and separate garden store further enhance the practicality and future potential of the property.

Positioned within easy reach of highly regarded schools, local amenities and open countryside, the location offers the perfect balance between convenience and tranquillity.

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.

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



Sandalwood Road, Loughborough
Internal Square Footage: Approx 1457 sq.ft



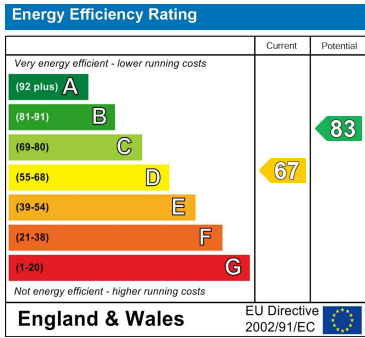
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Area Map



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.