Holders

A Modern Estate Agent

7 School Lane, Loughborough, LE12 9TU

£475,000

Immaculately presented throughout, this impressive four-bedroom home combines stylish contemporary accommodation with character features, including a superb living dining kitchen with central island, integrated appliances and full-width rear doors. The beautifully landscaped two-tier garden enjoys views towards Belton Church and features a built-in outdoor kitchen, versatile powered garden room and generous tarmac driveway.

Summary

Immaculately presented throughout, this impressive four-bedroom home offers stylish, versatile accommodation arranged over two floors, complemented by beautifully landscaped gardens and an enviable position within the sought-after village of Belton. Approached via a large tarmac driveway, the property immediately makes an excellent first impression, with an attractive patio and planted area adjoining the property providing a welcoming approach to the front and side entrances.

The front entrance door opens into the entrance area, with stairs rising directly to the first floor. A separate side entrance leads into the adjoining hallway, where a striking exposed brick feature wall, hard parquet flooring and doors to the ground floor accommodation create an appealing blend of character and contemporary style. The principal living space is undoubtedly the impressive light-filled living dining kitchen, thoughtfully designed for both everyday family life and entertaining. Contemporary fitted units are complemented by a feature central island incorporating integrated appliances, whilst full-width doors span the rear elevation, opening directly onto the garden and creating a wonderful connection between the indoor and outdoor spaces. Velux ceiling windows further enhance the sense of space and natural light. The ground floor is complete with underfloor heating under a porcelain tiles floor. The living dining kitchen also provides access to a separate lounge, which features a characterful brick fireplace with wooden mantle, engineered oak floor and enjoys a front aspect.

To the first floor are four well-proportioned bedrooms, all served by a contemporary family shower room featuring a walk-in shower and tiled surround. The principal bedroom further benefits from its own stylish en-suite shower room, providing an excellent degree of privacy and convenience.

Outside, the beautifully landscaped rear garden enjoys far-reaching views towards Belton Church and has been thoughtfully arranged across two levels. A paved patio immediately adjoins the property and provides an exceptional entertaining space, complete with a built-in outdoor barbecue station incorporating storage cupboards, an outdoor sink and tap. The barbecue itself is available by separate negotiation. Steps lead to the upper tier, which is laid to lawn and houses a superb garden room with power connected. Offering genuine versatility, this additional space could be utilised as a home office, gym, studio, hobbies room or simply as an ideal area in which to entertain. A high-security side gate and side passage complete the outdoor space, whilst the generous driveway provides excellent off-road parking to the front.

Combining immaculate presentation, generous and versatile accommodation, a superb contemporary living space and beautifully landscaped gardens, this exceptional home warrants an early internal inspection to fully appreciate all it has to offer.

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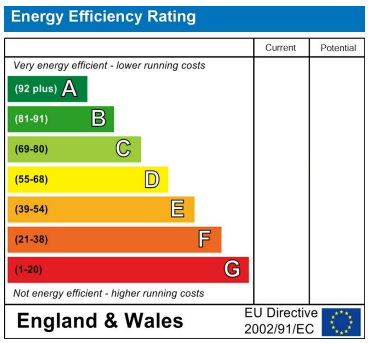
Extra Information

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

Area Map

Energy Efficiency Graph



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