

# Holdings

A Modern Estate Agent



60 Atherstone Road, Loughborough, LE11 2SJ

Offers over £350,000

A beautifully presented, extended and much improved three/four bedroom semi-detached family home lying in this sought after location within close proximity to Loughborough town centre. Benefiting from three reception rooms including a dining room that would also make an ideal ground floor bedroom with en-suite shower room, accommodation set over two floors, driveway, garage and private south facing rear garden.

## Summary

This stunning three/four bedroom semi-detached family residence has been meticulously extended and significantly improved, offering a spacious and versatile living environment. Situated in a highly desirable residential area, the property benefits from close proximity to Loughborough town centre, providing convenient access to an array of amenities including shops, restaurants, cafes, and local schools. Excellent transport links also serve the area, with easy access to major road networks leading to Leicester, the surrounding industry centres, and beyond.

The property boasts a generous and thoughtfully designed layout spread across two floors, offering ample space for family living and entertaining. The ground floor features a entrance hallway that leads seamlessly into a spacious lounge, perfect for relaxing evenings from here leads a sizeable garden room with access to the rear garden. Adjacent is a kitchen area, ideal for family meals, which flows into a stunning formal dining room – an impressive extension that creates a versatile space filled with natural light, this room would also make an ideal ground floor bedroom. Leading from here a side lobby grants access onto a utility room, separate shower room, door to rear garden and access to the garage - ideal for converting into further living space (subject to the necessary planning consents).

Upstairs, the first floor comprises three well-proportioned bedrooms and a central study area,, along with a modern family bathroom featuring contemporary fixtures. The master bedroom is of a great size and has the added benefit of an en-suite - newly fitted with a four piece suite.

The property is approached via a neatly maintained driveway that offers ample off-road parking for multiple vehicles. To the rear is a detached garage equipped with power and lighting – ideal for a workshop or additional storage needs.

The private south facing rear garden is a true sanctuary, fully enclosed to ensure safety and privacy. It features a lawn area suitable for children and outdoor activities and mature planted borders.

Positioned in a highly sought-after residential area, the property offers excellent access t o Loughborough town centre, known for its vibrant shopping precinct, diverse dining options, and excellent educational facilities. T h e location benefits from superb transport links, including

nearby major roads and transport routes, making commuting to Leicester, Nottingham, and other regional centres straightforward and convenient.

This beautifully presented family home combines stylish modern living with practical features and a prime location, making it an ideal choice for families seeking space, comfort, and convenience.

## Disclaimer

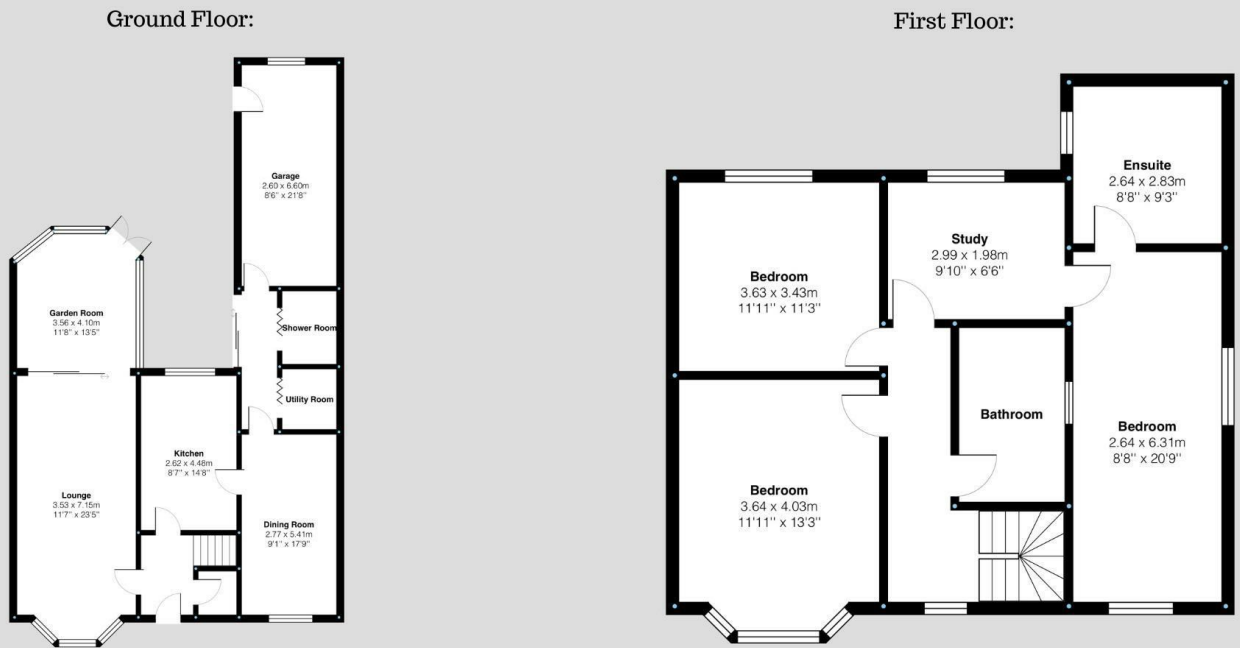
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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# Floor Plan



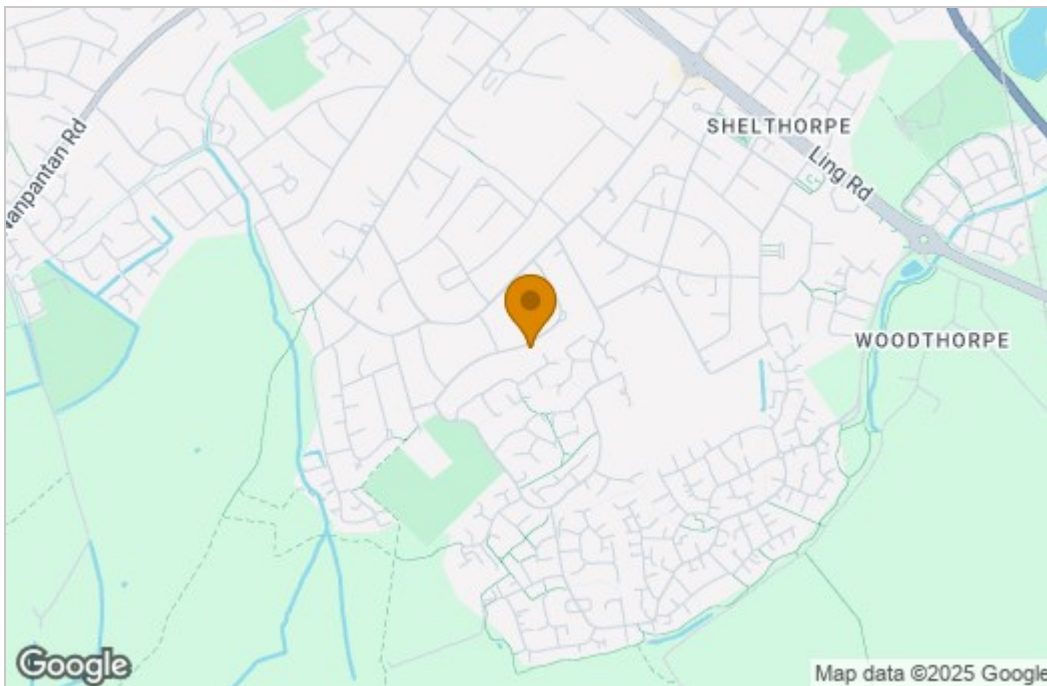
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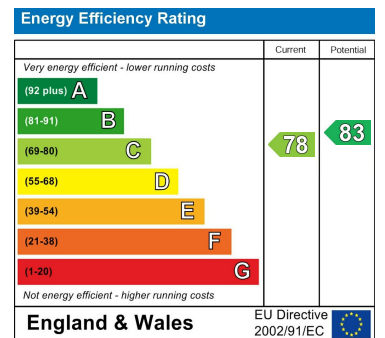
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# Area Map



# Energy Efficiency Graph



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