



Valley Road, Loughborough  
Offers Over £440,000





Positioned on the highly regarded forest side of Loughborough, this cleverly refurbished and substantially extended family home offers versatile accommodation across three floors, including a loft conversion creating five bedrooms. Stylishly updated throughout and centred around an impressive open-plan kitchen, dining and living space, this is a home designed with modern family life and entertaining in mind.

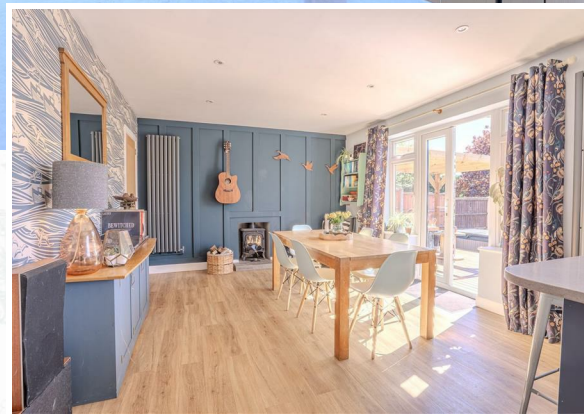


### Living Spaces & Kitchen

A smart porch provides a practical point of arrival, ideal for coats, shoes and everyday essentials, before opening into a welcoming entrance hall finished with contemporary LVT flooring and useful under-stairs storage.

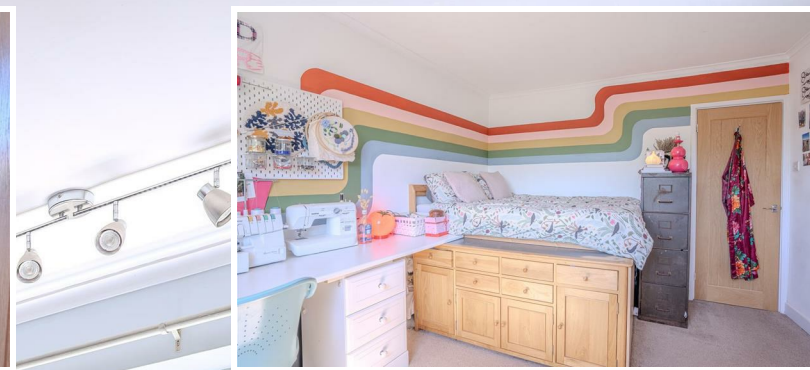
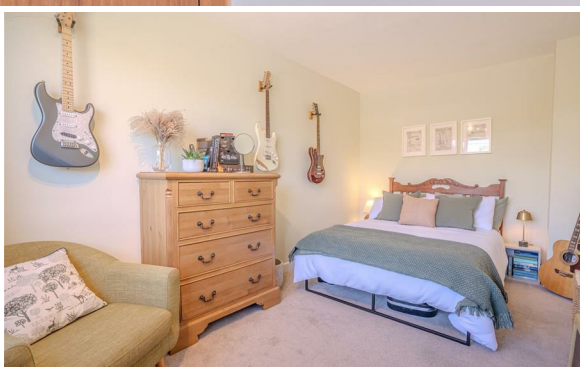
To the front of the home, a separate snug offers a more intimate reception space, ideal as a cosy lounge, playroom or second sitting room depending on your needs. This flexible room provides welcome separation from the main living areas, making it ideal for growing families.

The true heart of the home lies to the rear, where an exceptional open-plan kitchen, dining and living area spans the width of the property. Thoughtfully designed to support both day-to-day life and entertaining, the kitchen is fitted with an extensive range of wall and base units topped with quartz worksurfaces, complemented by an inset sink, breakfast bar and feature lighting. Integrated appliances include double electric ovens and an induction hob, while a dedicated pantry and the all-important bar area add both practicality and personality.



French doors open directly onto the garden, allowing natural light to flood the space and creating a seamless connection to outdoor living. A separate utility room sits just off the kitchen, keeping laundry and additional appliances tucked neatly away.

A stylish guest WC completes the ground floor accommodation.



### Bedrooms & Bathrooms

Arranged across the first and second floors, the property offers five bedrooms, creating flexible accommodation for families of all sizes.

The first floor hosts four well-proportioned bedrooms, all presented to a high standard and adaptable as children's bedrooms, guest rooms or dedicated home office space where required.



A contemporary family bathroom serves this level, fitted with a modern white suite including a P-shaped bath with shower over, vanity sink unit and WC.

Stairs rise to the converted loft, where the principal suite occupies the entire second floor. This superb private retreat offers a bright and spacious bedroom enhanced by Velux windows, useful eaves storage and a sense of separation from the remainder of the home. A further bathroom on this floor provides added convenience, complete with bath, WC and vanity wash basin.





### Outdoor Lifestyle

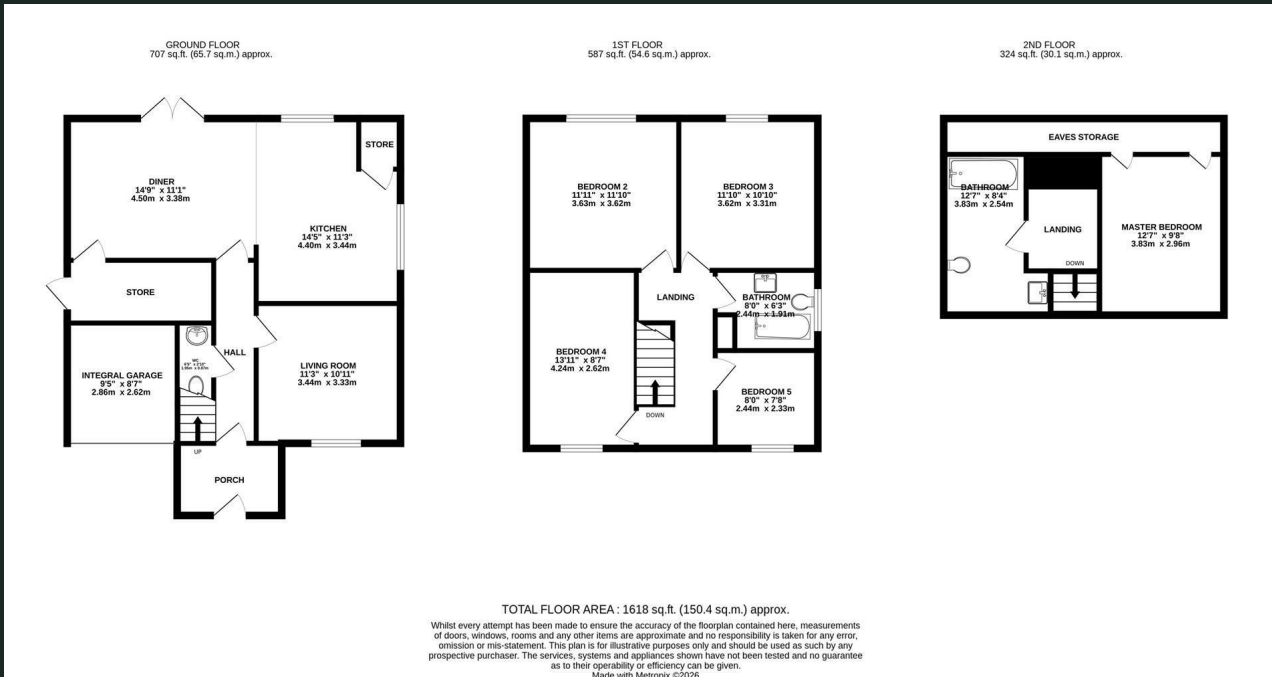
Externally, the property continues to impress with a private rear garden enjoying a sunny aspect. A full-width raised decking area creates an excellent entertaining terrace, ideal for outdoor dining, summer gatherings or relaxing with family and friends. Steps and a ramp lead down to a lawned garden bordered by planted shrubs, stone shingling and timber fencing, while a separate paved barbecue area adds another sociable outdoor zone. Additionally, there is also a fully powered outdoor home office.

To the front, a block paved driveway provides ample off-road parking, complemented by a sloping lawn, low hedging and decorative stone borders. A partially converted garage/store offers additional storage or workshop potential, benefitting from power and lighting and an EV charger.

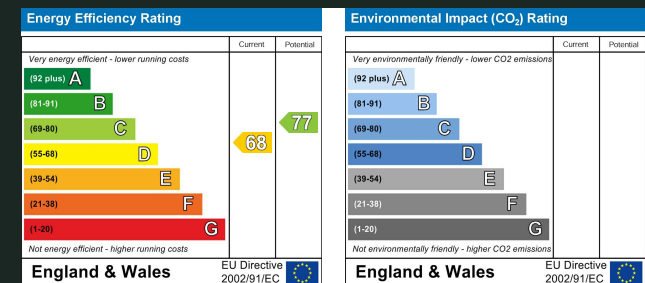


# Key Features:

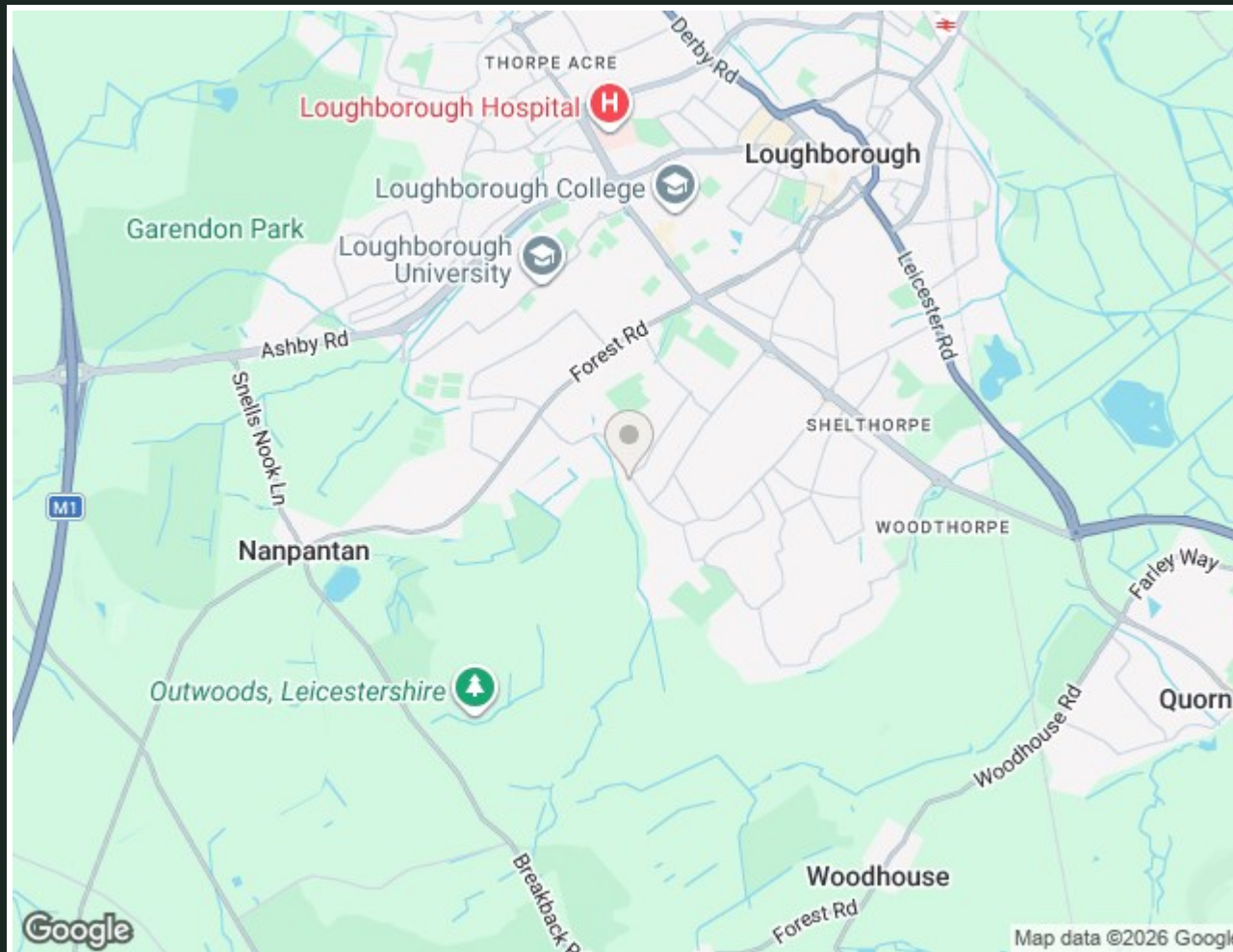
- Substantially extended five-bedroom family home across three floors.
- Sought-after forest side location in Loughborough.
- Exceptional open-plan kitchen, dining and living space.
- Principal bedroom suite occupying the entire second floor.
- Private sunny rear garden designed for entertaining with outdoor home office.
- Driveway parking, utility room, guest WC and garage/store.
  - EV Charger



# REZIDE



# Where to find Valley Road, Loughborough



Situated on Valley Road, this home occupies a highly desirable forest side position within Loughborough, an area particularly favoured for its established residential feel, proximity to excellent schooling and convenient access to nearby woodland walks. Loughborough town centre is within easy reach, offering a wide range of shops, restaurants, cafés and leisure facilities, alongside excellent transport connections including the train station, M1 motorway and major road links.