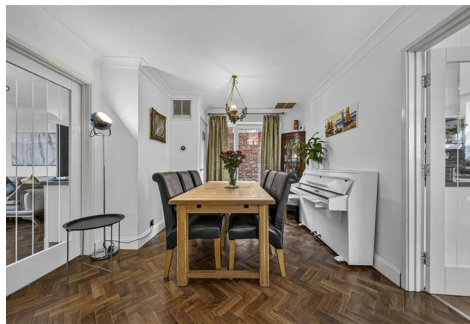


Holderr

A Modern Estate Agent



45 Leconfield Road, Loughborough, LE11 3SP

£375,000

Offered with NO UPWARD CHAIN and situated within the highly sought-after Forest Side area of Loughborough is this spacious four-bedroom detached family home offering well-proportioned accommodation, a stylish refitted white high-gloss breakfast kitchen, landscaped gardens, and ample off-road parking with a carport. Conveniently located close to Holywell Primary School and excellent transport links, the property presents an exceptional opportunity in one of the town's most desirable residential locations.

Description

Positioned within the highly desirable Forest Side area of Loughborough, this attractive four-bedroom detached residence occupies a generous plot and presents an exceptional opportunity for families seeking a home in one of the town's most established and sought-after locations. The property enjoys excellent proximity to highly regarded schooling, including Holywell Primary School, together with convenient access to the town centre and surrounding transport networks.

The accommodation is both spacious and versatile, centred around a welcoming entrance hall that leads to a substantial living room filled with natural light from a wide front-facing bay window. A separate dining and reception area provides an excellent space for family gatherings and entertaining, whilst the recently refitted breakfast kitchen has been finished in a contemporary white high-gloss style, creating a sleek and practical heart of the home. The kitchen offers an abundance of storage and workspace together with ample room for informal dining, while a ground floor WC adds further convenience.

To the first floor, four well-proportioned bedrooms provide flexible accommodation for growing families, home working or guest space. The principal bedroom benefits from fitted furniture, whilst additional built-in storage is found elsewhere throughout the property. Serving the bedrooms is a stylishly refitted shower room, appointed with modern fixtures and designed for contemporary living.

Externally, the property enjoys excellent kerb appeal with a lawned frontage complemented by mature planting and a driveway providing parking for several vehicles, leading to a covered carport. To the rear, the landscaped garden offers a private and established outdoor environment with lawned areas, attractive planting and seating spaces, ideal for relaxing and entertaining throughout the warmer months. Useful external storage and side access further enhance the practicality of the home.

Forest Side remains one of Loughborough's most coveted residential settings, prized for its leafy surroundings, excellent schools and convenient access to local amenities. The town offers an extensive range of shopping, leisure and recreational facilities, together with direct rail services to Leicester, Nottingham and London. Excellent road links via the M1, A6 and A46 ensure

the property is ideally placed for commuters, while nearby Charnwood Forest provides a wealth of countryside walks and outdoor pursuits.

Combining generous accommodation, a desirable location and a beautifully updated kitchen, this is a wonderful family home that must be viewed to be fully appreciated.

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.

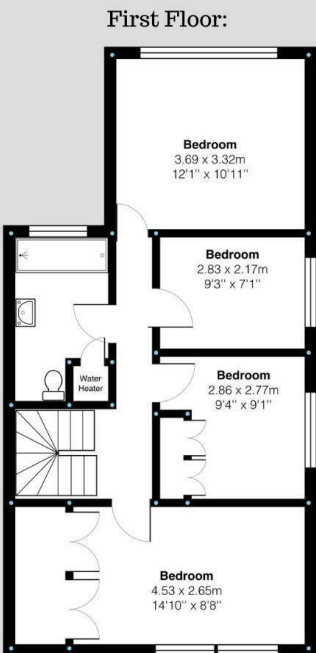
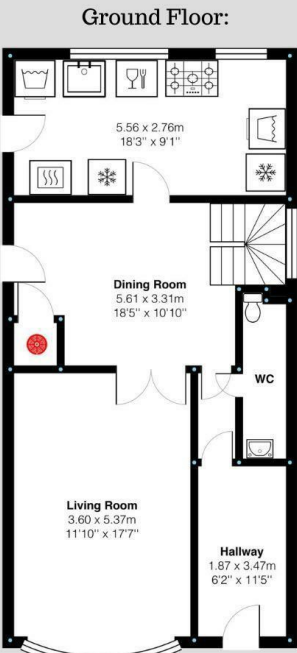
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



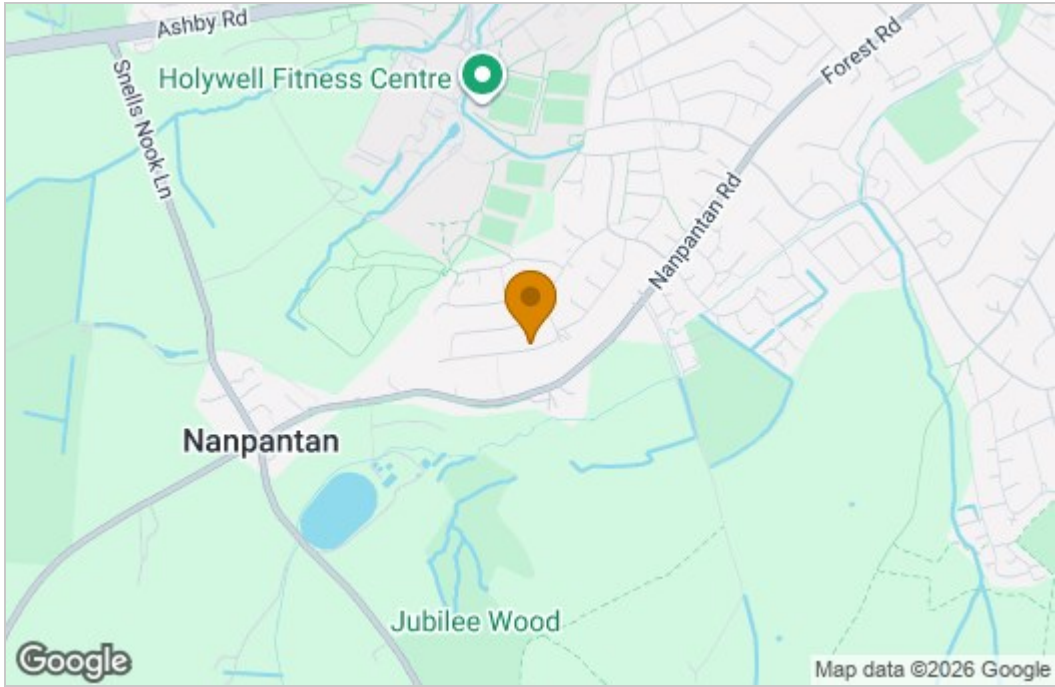
Leconfield Road, Loughborough
Internal Square Footage: Approx 1254 sq.ft

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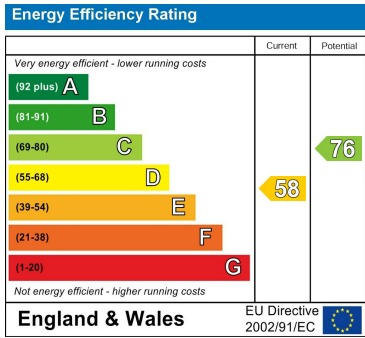
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Area Map



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.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk