

# Holderr

A Modern Estate Agent



28 King Edward Road  
, Loughborough, LE11 1RZ

Offers over £258,000





# 28 King Edward Road

, Loughborough, LE11 1RZ

## Offers over £258,000



Upon entering the property, you are welcomed into the entrance hall providing access to the dining room and stairwell rising to first floor.

This expansive dining/family room boasts a beautifully maintained laminate floor that runs seamlessly throughout, adding a modern touch. Illuminated by a ceiling light point, the room is also complete with a set of elegant French doors that open directly to the rear garden, creating an inviting connection to the outdoors. The versatile dimensions of the room make it perfect for both dining and relaxing, with accessible openings leading to the lounge and kitchen, ensuring that family gatherings and entertaining guests are effortless.

The Lounge provides a great space for all the family to enjoy and is set towards the front of the property. Natural light pours in through a uPVC double-glazed window positioned at the front elevation, enhancing the room's ambiance. A practical under-stairs cloaks/store area maintains the tidy presentation of the space.

The kitchen is a functional and stylish space, well-appointed with two uPVC triple-glazed windows that provide an abundance of natural light from the side elevation. It features a comprehensive range of base and eye-level units finished in a crisp cream 'Shaker-style', contrasted by woodblock effect work surfaces. This well-designed layout includes a built-in hob with an extractor hood above, as well as a double brushed steel fan oven/grill, offering ample

space for necessary appliances, including room for a dishwasher and a fridge/freezer. The kitchen is further enhanced by a stainless steel single drainer sink with a modern mixer tap, ceramic tiling, and two ceiling light points. An open doorway leads you to the rear lobby.

The rear lobby, featuring a tiled floor, serves as a convenient entry point with a composite door adorned with a double-glazed inset window that opens into the inviting rear garden. This space also provides additional cloaks and storage options, complemented by a ceiling light point. A doorway at the back of the lobby grants access to the utility room.

Ascending to the first floor, the landing is bright and welcoming, featuring a ceiling light point and a loft access hatch. From here, doors lead to all three bedrooms and the refitted bathroom, ensuring easy access throughout the upper level. The bathroom is fitted with a modern suite comprising of a bath with shower over, low flush w/c and wash hand basin.

To the front of the property a block paved driveway provides ample off road parking. At the rear of the driveway, you will find a gated entry point leading to the rear garden. The rear garden features a generous patio area immediately accessible from the house, perfect for outdoor dining and entertaining. A pathway meanders between two well-kept lawn areas, providing ample space for children to play or for adults to unwind. At the garden's far end, a second patio offers a serene

retreat or the perfect spot for a timber shed. Beyond this area lies a dedicated vegetable growing section complete with raised beds, catering to gardening enthusiasts.

### **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.

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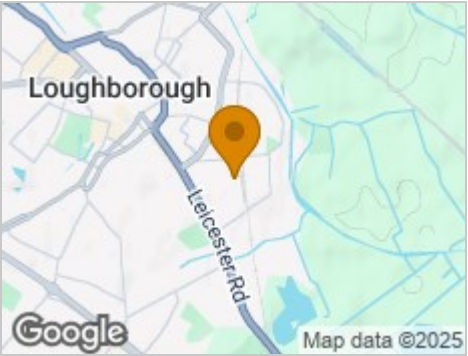
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

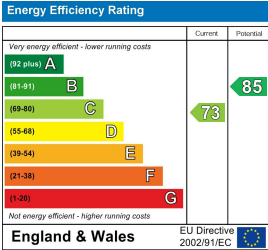
King Edward Road, Loughborough  
Internal Square Footage: 1023 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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