

Holdings

A Modern Estate Agent



13 Linden Grove, Loughborough, LE12 7JW

£367,500

Having undergone recent upgrades including a newly constructed home studio and fitted solar panels, this superbly presented detached home now offers an open plan family kitchen and occupies a lovely plot with lawned gardens both front and rear. The accommodation includes an entrance hall, wc, living room with log burner, the aforementioned kitchen diner and conservatory, with stairs rising to the first floor where three double bedrooms and a generous four piece bathroom can be found. Having the practicality of off street parking, further storage beyond metal gates and a detached home studio at the rear. NO UPWARD CHAIN.

Summary

The property is entered via a front entrance door featuring an obscure glazed stained glass panel, which opens into a welcoming entrance hall. Presented with stylish wood-effect flooring, the hall provides access to the ground floor accommodation and features a staircase rising to the first floor. There is also a useful built-in storage cupboard housing the utility meters.

The ground floor cloakroom is fitted with a modern two-piece suite, comprising a low-flush WC and a corner wash basin with an attractive mosaic tiled splashback.

The living room is filled with natural light from a broad front-facing window and glazed double doors that open into the kitchen diner. This principal reception room is centred around a stylish feature fireplace with a stone surround, exposed brick recess and multi-fuel burner, creating a warm and inviting focal point.

A particular highlight of the property is the open-plan kitchen diner which spans the full width of the house. This versatile space comfortably accommodates a dining table and chairs and benefits from sliding patio doors that lead into the conservatory. The kitchen is fitted with a pleasant range of eye-level and base units and includes space for a range-style cooker with extractor above, an inset 1.5-bowl porcelain sink with mixer tap and drainer, and integrated appliances including a fridge, freezer, washing machine and dishwasher. Additional features include a concealed gas central heating boiler, a rear-facing window, recessed spotlighting, colourful tiled splashbacks and roll-edge work surfaces. The wood-effect flooring continues seamlessly from the entrance hall.

The conservatory was constructed in 2016 and is usable throughout the year thanks to its central heating. Built with UPVC frames and a brick base, it enjoys private views over the rear garden and continues the wood-effect flooring from the ground floor.

Stairs rise to the first-floor landing, which provides access to three bedrooms and the family bathroom. The landing benefits from a side-facing window and a hatch giving access to the loft space.

All bedrooms are double in size and are serviced by the family bathroom. The Family Bathroom includes a corner bath with shower attachment, a low-flush WC, a vanity wash basin with storage beneath and a corner shower enclosure with rainfall-style

shower. The bathroom also features fitted storage, recessed spotlighting, a ceiling-mounted extractor fan and an obscure glazed window to the front elevation.

Externally, the property occupies a desirable position at the head of a quiet cul-de-sac just off Halstead Road. To the front, there is a paved driveway providing off-road parking, with timber gates leading to a workshop area with power and lighting and access to a newly constructed home office. The rear garden offers generous outdoor space, featuring lawns, a paved seating area, mature trees at the far end and timber fencing to the perimeter.

The home studio has been recently constructed and is complete with attractive bi-folding doors and dome light - this space is versatile to suit the buyers needs and would make an ideal home office spot when working from home! The addition of solar panels with a 5KW battery make this an attractively A rated EPC property. There is also the added benefit of an EV charger.

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

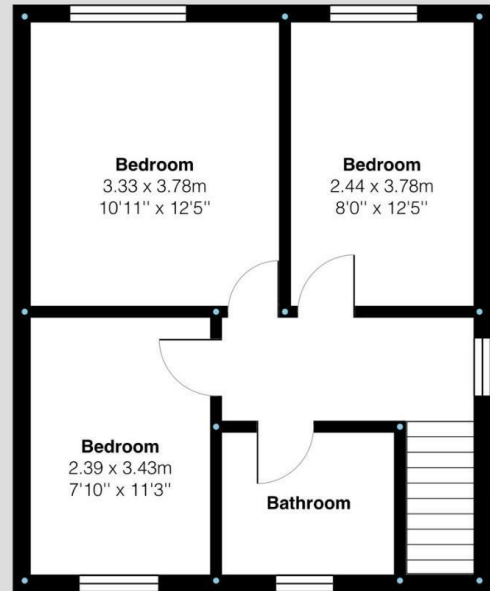
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



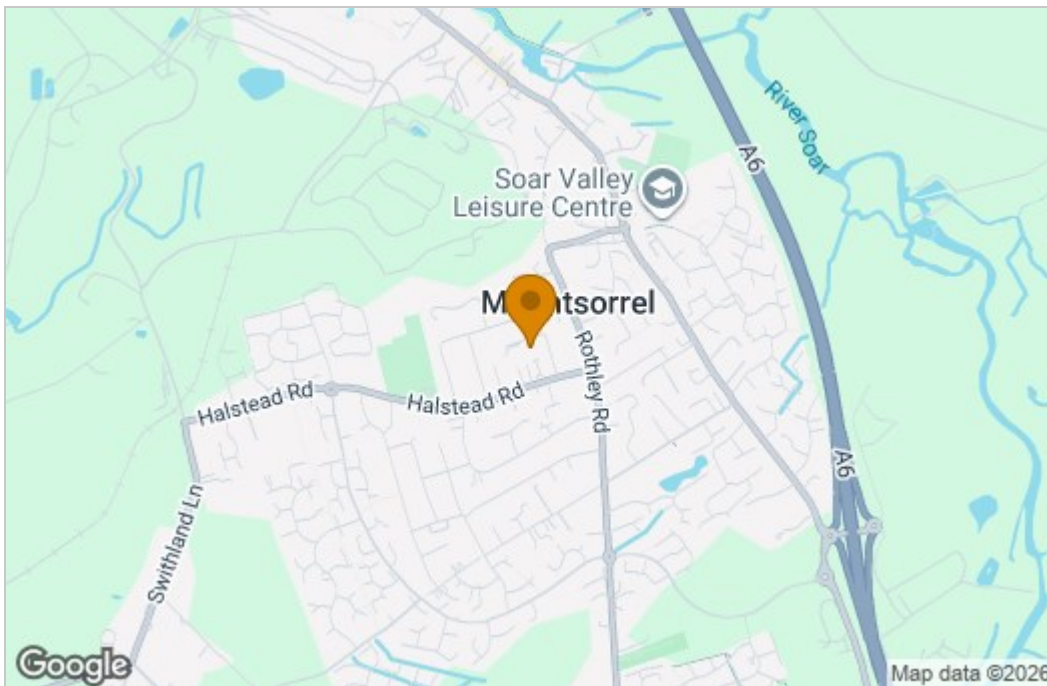
Linden Grove, Mountsorrel
Internal Square Footage: Approx 969 sq.ft

Holders
A Modern Estate Agent

Linden Grove, Mountsorrel
Internal Square Footage: Approx 969 sq.ft

holders
A Modern Estate Agent

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		100+	100+
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's 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