

Holderr

A Modern Estate Agent



9 Dales Close, Loughborough, LE12 6RD

£165,000

An attractive one-bedroom coach house set within the sought-after village of Rempstone, offering spacious accommodation, an integral garage and allocated parking. Combining rural charm with excellent transport links, this property is ideally suited to first-time buyers, professionals and investors alike. NO UPWARD CHAIN.

Summary

Nestled within the highly desirable village of Rempstone, this attractive one-bedroom coach house presents a rare opportunity to acquire a stylish and low-maintenance home in a picturesque rural setting. Combining the tranquillity of village life with excellent access to Loughborough, Nottingham and the surrounding road networks, the property is ideally suited to first-time buyers, professional purchasers, downsizers or investors alike.

Accessed via its own private entrance, the accommodation is arranged over the first floor and enjoys a bright and spacious feel throughout. The generous open-plan living and dining area forms the heart of the home, providing an inviting space for both everyday living and entertaining. Adjacent to the reception space, the fitted kitchen is thoughtfully designed with a range of integrated appliances and practical storage, creating a functional yet attractive environment.

The double bedroom is well proportioned and benefits from fitted wardrobes, while the bathroom is appointed with a modern suite and shower over the bath. Additional storage is provided from the central hallway, enhancing the practicality of the accommodation.

One of the property's standout features is the integral garage situated beneath the living accommodation, offering secure parking, excellent storage or potential workspace. An allocated parking space is positioned directly in front of the property, adding further convenience for owners and visitors alike.

Dales Close forms part of a modern and well-regarded residential development within the sought-after village of Rempstone. Surrounded by open countryside yet within easy reach of local amenities, nearby market towns and major transport connections, the location offers the perfect balance between rural charm and everyday convenience.

Offering an appealing blend of space, privacy and practicality, this delightful coach house represents an exceptional opportunity to enjoy village living in a highly accessible Leicestershire location.

Disclaimer

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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.

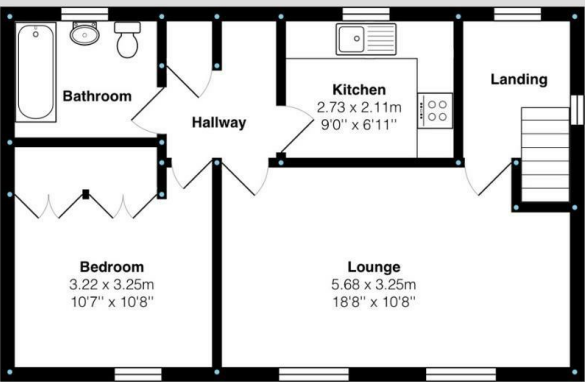
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Extra Information

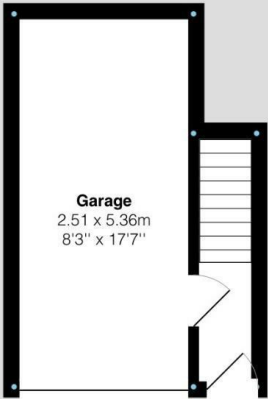
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

First Floor:



Ground Floor:



Dales Close, Rempstone
Internal Square Footage: Approx 516 sq.ft



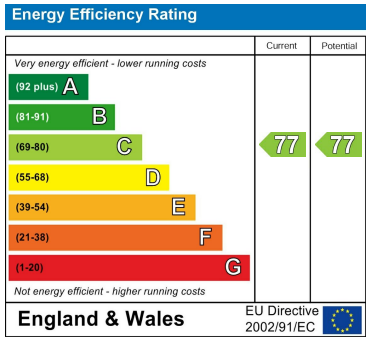
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Area Map



Energy Efficiency Graph



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