1100

Priory Road

Loughborough, LE11 3PP

John German




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THE
CHAOS
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Priory Road

Loughborough, LE11 3PP

£380,000

A bright, beautifully maintained four-bedroom detached home with a huge rear garden, and four double bedrooms. Situated in a very popular Forest-side location, the property offers excellent family space close to schools, Loughborough University and the town's amenities.

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This well-maintained four-bedroom detached home occupies an attractive position on Priory Road, within the popular Forest-side area of Loughborough. The property offers a particularly spacious and versatile layout, with a bright and welcoming interior, four double bedrooms and a large rear garden which is a real feature of the property.

The ground floor is centred around a welcoming entrance hallway, which runs from the front of the house towards the rear and provides access to the principal accommodation. To the front is a generous living room, a light and comfortable reception space with windows overlooking the front garden.

To the rear is the kitchen, positioned to take advantage of views over the substantial rear garden. The kitchen also benefits from a useful walk-in pantry, providing excellent additional storage.

A further door from the hallway leads to the fourth bedroom, which is located at the front of the property. This is a particularly useful and flexible room that could equally serve as a home office, children's playroom, snug or additional reception space depending upon the needs of the purchaser.

Behind this room, towards the rear of the property, is a useful utility area, together with a separate WC.

The first floor provides three further double bedrooms, all offering good proportions and making this an ideal arrangement for a growing family. A family bathroom completes the first-floor accommodation.

Outside - The rear garden is a major selling point, providing a huge and predominantly lawned garden with plenty of space for children, entertaining and outdoor recreation. A paved patio immediately adjoining the house provides an excellent area for outdoor seating and dining, with the remainder of the garden offering an impressive expanse of lawn.

To the front, the property has a wide driveway providing ample off-road parking for two cars, together with a front garden.

Overall, this is a spacious, bright and exceptionally well-presented detached home, offering flexible accommodation over two floors and an unusually large garden.

Location - Priory Road is situated in a popular residential part of Loughborough, on the Forest side of town, offering a convenient balance between established residential surroundings and easy access to the town's amenities. Loughborough town centre provides a wide range of shops, cafés, restaurants, leisure facilities and everyday services, while Loughborough University is also readily accessible. The property is well placed for families, with Holywell Primary School approximately 0.6 miles away and Woodbrook Vale School approximately 0.46 miles away. Other nearby educational establishments include Outwoods Edge Primary School, Sacred Heart Catholic Voluntary Academy, De Lisle College and Charnwood College.
The location also benefits from relatively easy access to the A6 and wider road network, with the M1 accessible for longer-distance commuting. The nearby Outwoods and Charnwood Forest provide attractive countryside and walking opportunities, while the university and town centre add to the area's appeal.

In summary, Priory Road offers a highly practical family location, and this particular property combines a flexible four-bedroom layout with excellent presentation and a genuinely impressive rear garden.



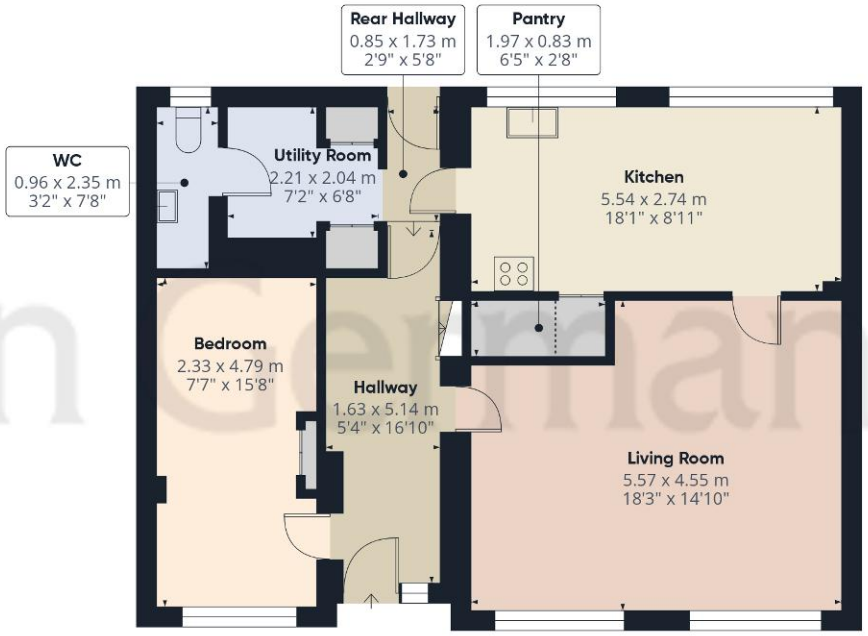
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
The property is to be used for residential purposes only.
AI enhancements may have been used in some photography.
Property construction: Standard
Parking: Driveway for multiple vehicles
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Charnwood Borough Council / Tax Band D
Useful Websites: www.gov.uk/government/organisations/environment-agency
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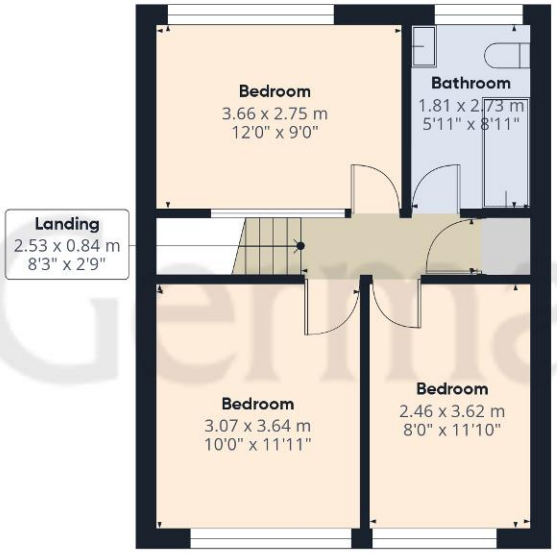

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Ground Floor



Floor 1



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Approximate total area(1)

107.2 m²

1154 ft²

Reduced headroom

1 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

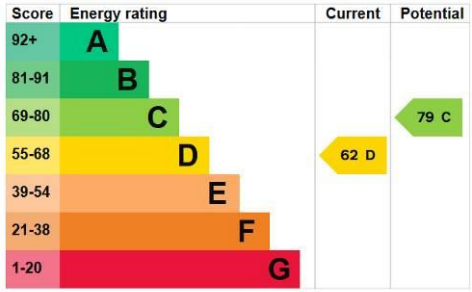
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