

# Holdings

A Modern Estate Agent



13 White Street, Loughborough, LE12 8EB

Guide price £550,000

Nestled at the end of a quiet private road, this exceptional five-bedroom detached residence offers an impressive combination of modern design, generous living space, and everyday comfort. Tucked away from passing traffic, the setting provides a sense of privacy and tranquillity while still being conveniently located for local amenities, schools, and transport links.

The home has been thoughtfully updated to reflect contemporary living, featuring high-quality finishes and an abundance of natural light throughout. Spacious reception areas create a welcoming atmosphere ideal for both family life and entertaining guests, while the well-proportioned bedrooms offer flexibility for growing families, home offices, or guest accommodation.

A standout feature of the property is its strong focus on energy efficiency and sustainability. Equipped with solar panels and a recently installed Samsung air source heat pump, the home benefits from reduced energy costs and a lower environmental footprint. These modern systems not only enhance efficiency but also future-proof the property against rising utility expenses. NO UPWARD CHAIN.

## Summary

Upon arrival, a neatly laid block-paved driveway guides you toward an attractive timber-framed open porch, creating an immediate sense of character and curb appeal while offering a practical sheltered entrance. Stepping inside, you are welcomed by a spacious and light-filled hallway that sets a warm and inviting tone for the rest of the home, with ample room for coats, shoes, and occasional furniture. From here, the layout flows effortlessly into the impressive main living area, a truly striking space designed for both relaxation and social gatherings.

The living room is enhanced by a dramatic vaulted ceiling that amplifies the feeling of openness and light, while large sliding patio doors provide seamless access to the rear garden and allow daylight to pour in throughout the day. A charming wood-burning stove forms a cosy focal point, perfect for winter evenings and creating an inviting atmosphere for entertaining family and friends alike.

Double doors lead through to the generously proportioned dining kitchen, a bright and functional hub of the home. A large window frames views of the garden and floods the room with natural light, complementing the extensive wooden work surfaces and plentiful storage cupboards. The kitchen is well equipped with an American-style fridge freezer and a Cuisinmaster range-style cooker, finished with an attractive mosaic tiled splashback that adds both colour and texture. Adjacent to the kitchen, the utility room provides valuable additional storage, a second sink, plumbing for two further appliances, and direct external access – ideal for muddy boots, pets, or busy family life.

The ground floor accommodation continues to impress, offering two well-sized double bedrooms and a versatile single bedroom that could easily serve as a home office, nursery, or hobby room. Completing this level is a stylish four-piece family bathroom featuring a full-size bath, a separate shower cubicle, and a modern vanity unit, providing both practicality and comfort for everyday living.

Ascending the staircase, the first floor reveals two further spacious rooms, each benefiting from excellent head height and flexibility of use, whether as additional bedrooms, guest suites, or creative workspaces. This level is serviced by a well-appointed shower room fitted with a curved shower cubicle and two Velux windows that invite in natural light while maintaining privacy.

Externally, the property continues to deliver. A double garage with an electric up-and-over door provides secure parking or workshop potential, alongside additional driveway space for two to three vehicles. The rear garden is thoughtfully arranged to create a peaceful outdoor haven, featuring a raised patio area ideal for al fresco dining, a well-maintained lawn, raised vegetable beds for home growing, and established fruit trees that enhance both charm and practicality. It is a space perfectly suited to relaxation, gardening enthusiasts, and family enjoyment alike.

Blending modern conveniences with flexible living spaces and a serene setting, this home represents a rare opportunity for buyers seeking privacy, efficiency, and character in equal measure.

Services: Mains water, electricity, drainage, and broadband are connected. The property is not connected to mains gas. A Samsung air source heat pump, installed in January 2024, provides underfloor heating to the ground floor and radiators to the first floor. Solar panels are owned outright, with surplus electricity currently sold back to EDF, contributing to reduced running costs and improved energy efficiency.

Agent's Note: White Street is privately owned and maintained by the homeowners, with each property benefiting from established rights of access.

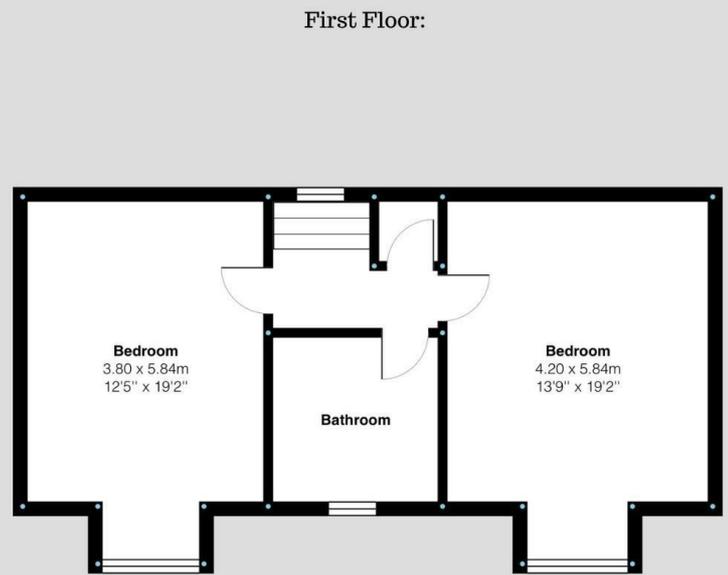
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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# Floor Plan



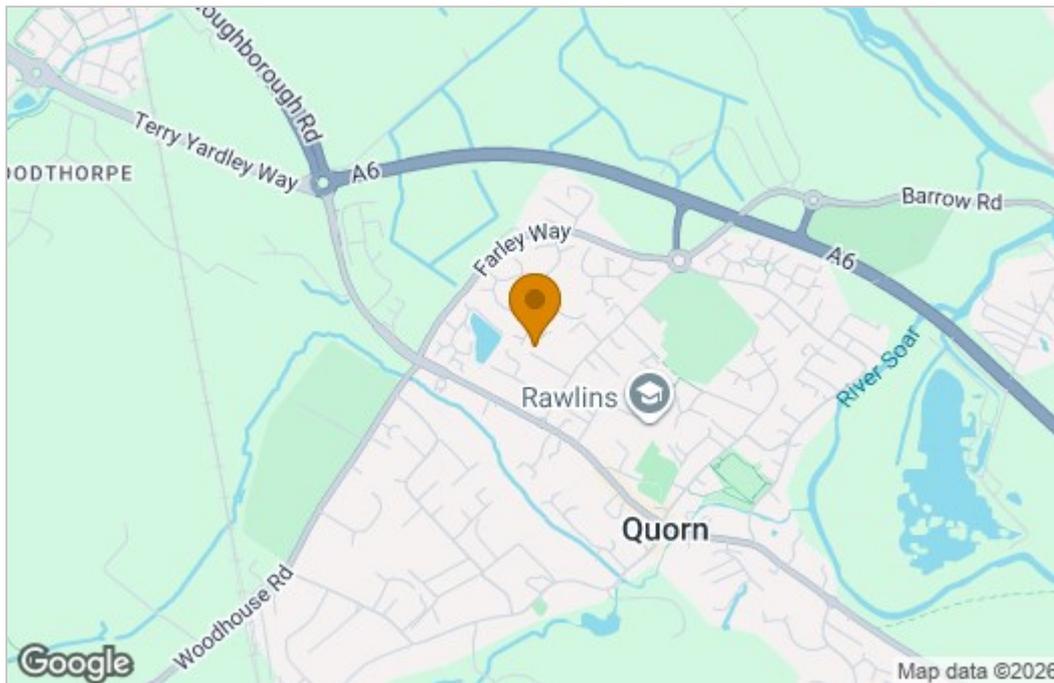
White Street, Quorn  
Internal Square Footage: Approx 2024 sq.ft

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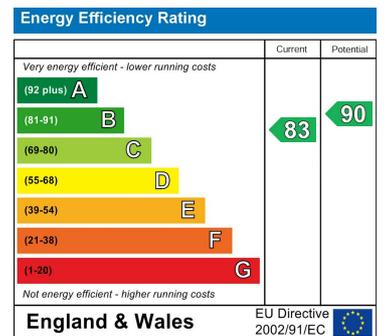
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## Area Map



## Energy Efficiency Graph



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