

# Holdings

A Modern Estate Agent



44 Sandalwood Road, Loughborough, LE11 3PS

£425,000

Offered with NO UPWARD CHAIN and occupying a generous corner plot in Loughborough's highly sought-after Forest Side, this beautifully presented detached family home offers spacious and versatile accommodation, stylishly updated interiors and extensive private wraparound gardens. Featuring four well-proportioned bedrooms, multiple reception spaces, a refitted kitchen, garage, workshop and ample parking, the property combines excellent family living with a peaceful cul-de-sac setting close to local amenities and open countryside.

## **Summary**

Offered to the market with no upward chain, this is a rare opportunity to acquire a substantial family home in one of Loughborough's most sought-after locations.

Occupying a substantial corner plot within one of Loughborough's most desirable residential settings on the highly regarded Forest Side, this impressive detached family home offers beautifully presented and exceptionally versatile accommodation in a peaceful and well-established cul-de-sac location.

The property has been thoughtfully maintained and enhanced to provide spacious, light-filled interiors ideally suited to modern family living. At the heart of the home is a stylishly refitted kitchen complete with integrated appliances and an informal breakfast area, perfectly complementing the generous reception accommodation which includes an elegant sitting room and a further snug or dining room with direct access onto the gardens, creating an ideal environment for both entertaining and everyday living.

To the first floor are four well-proportioned bedrooms, including a superb principal bedroom with en suite shower room, together with a recently upgraded contemporary family shower room finished to an excellent standard.

Externally, the property enjoys extensive wraparound gardens which provide a high degree of privacy along with expansive lawned areas and a variety of seating spaces, ideal for families and outdoor entertaining alike. A driveway provides ample off-road parking and access to the garage, while a substantial brick-built workshop and separate garden store further enhance the practicality and future potential of the property.

Positioned within easy reach of highly regarded schools, local amenities and open countryside, the location offers the perfect balance between convenience and tranquillity.

## **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.

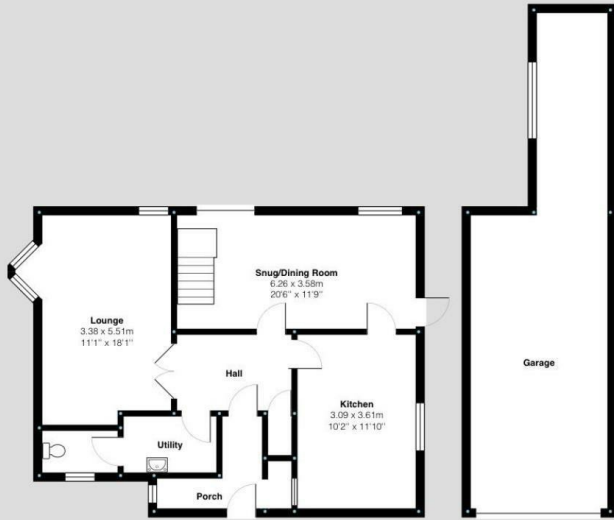
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## **Extra Information**

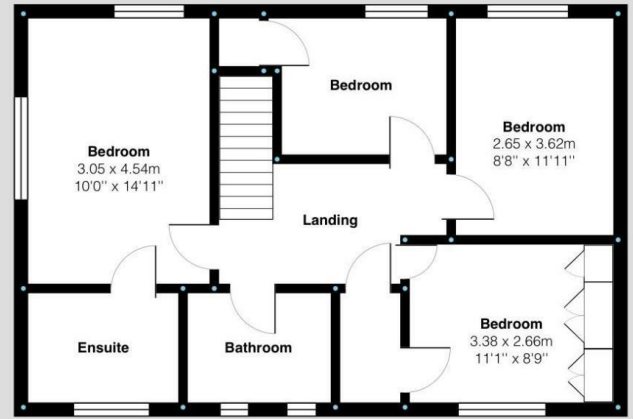
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# Floor Plan

Ground Floor:



First Floor:



Sandalwood Road, Loughborough  
Internal Square Footage: Approx 1457 sq.ft

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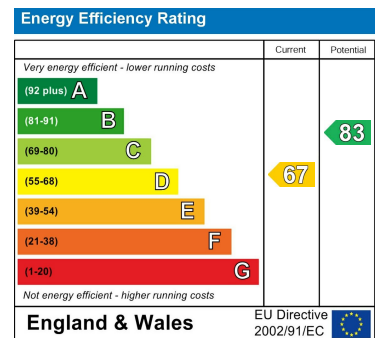
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## Area Map



## Energy Efficiency Graph



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