

Holden's

A Modern Estate Agent



Lyall Close, Loughborough, LE11 5YH

£260,000

A great opportunity to purchase this fully renovated three double bedroom property set in a popular cul-de-sac location, two reception rooms, particularly private gardens and delightful countryside walks just a short distance away. NO UPWARD CHAIN.

Summary

Nestled in a highly sought-after cul-de-sac, this beautifully renovated home offers the perfect blend of modern living and practical family space. With three generously sized double bedrooms, a stylish new kitchen, and a converted garage now offering additional versatile living space, this property is ready to move straight into.

The standout features continue in the lounge, where a contemporary media wall creates a striking focal point, complemented by an abundance of natural light and seamless access to the private rear garden—perfect for both entertaining and quiet evenings in.

The newly fitted kitchen has been thoughtfully designed with both style and functionality in mind, providing a modern hub for family meals and social gatherings. A convenient ground floor W.C. adds to the home's practicality.

Upstairs, a spacious landing leads to three well-proportioned double bedrooms and a family bathroom, with two large storage cupboards offering excellent space for household essentials.

Outside, the property enjoys a particularly private and well-shaped rear garden, ideal for relaxing, entertaining, or watching the children play.

The garden also features a charming inbuilt pond, patio areas and a lawn space great for the summer months. Scenic countryside walks are just moments away, providing a beautiful natural backdrop right on your doorstep.

The property is also located just around the corner from the highly regarded Robert Bakewell Primary School, making it a superb choice for families. A driveway provides off-road parking, and the converted garage adds valuable internal space while maintaining excellent curb appeal.

With its high-quality upgrades, generous proportions, and prime location, this stunning home offers a turnkey opportunity for modern family living.

Disclaimer

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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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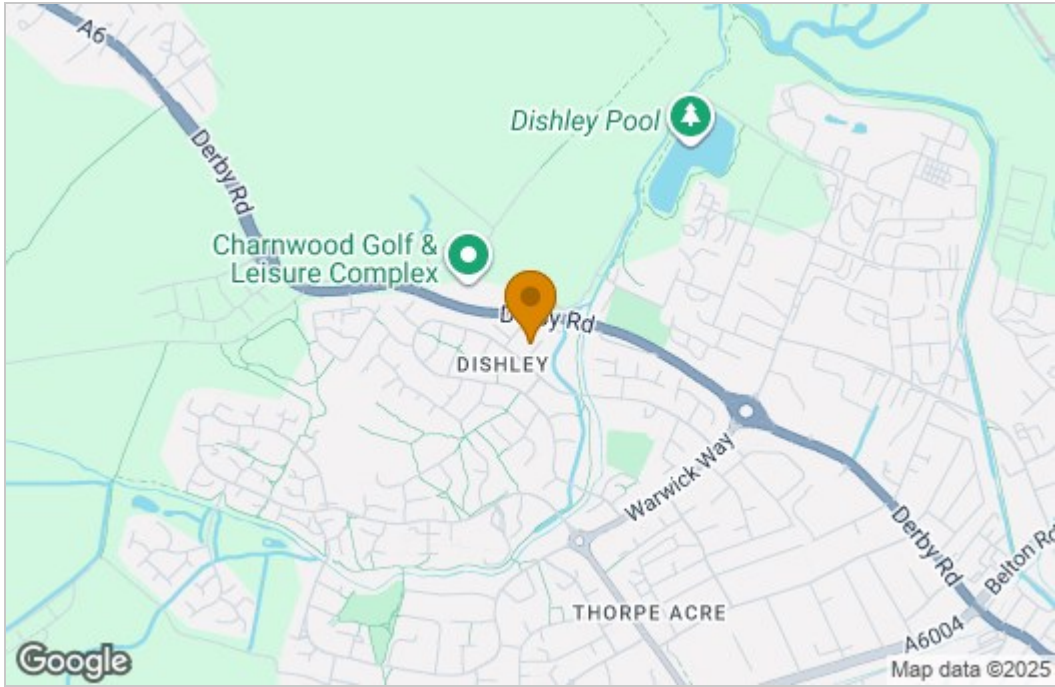
Extra Information

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

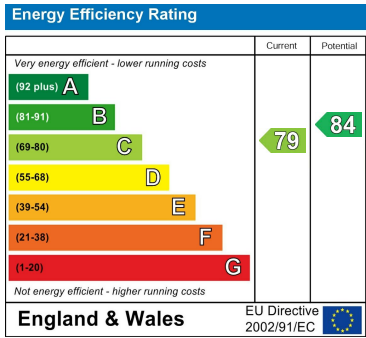
Floor Plan



Area Map



Energy Efficiency Graph



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