

# Holders

A Modern Estate Agent



12 Huston Close, Loughborough, LE12 8NB

£250,000

Welcome to this beautifully presented and renovated three-bedroom home, ideally situated on Huston Close in the sought-after village of Barrow Upon Soar. Finished to a modern standard throughout, this charming property offers a fantastic opportunity for first-time buyers or those looking to downsize into the peaceful and picturesque setting of Charnwood.

Upon entering the property, you are welcomed into a warm and well-organised hallway providing access to the open plan living space, and a convenient downstairs WC. The staircase leads to the first-floor landing, which is naturally bright thanks to a PVCu double-glazed window and provides access to all three bedrooms and the family bathroom.

At the heart of the home is the impressive open-plan living space. The current owner has thoughtfully reconfigured the layout to seamlessly combine the lounge, dining area, and kitchen, creating a spacious and inviting environment ideal for both family life and entertaining. The kitchen has been tastefully refitted with a range of wall and base units offering ample storage, a large central island, complemented by sleek work surfaces that provide generous preparation space. Leading from here is a conservatory which provides a flexible space and leads onto the rear garden. Completing the ground floor accommodation is a ground floor w/c.

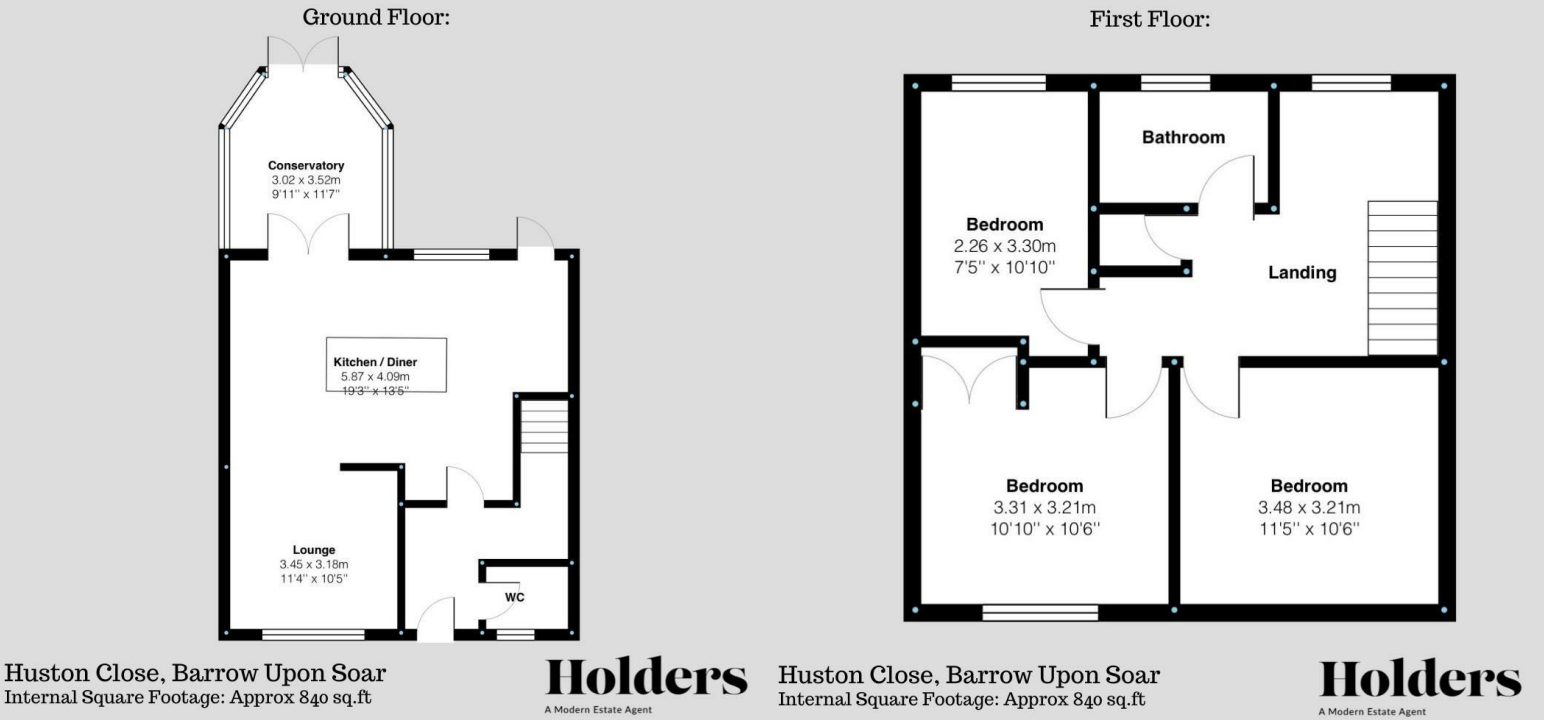
The first floor offers three well-proportioned double bedrooms, each providing a comfortable and relaxing retreat. The principal bedroom overlooks the front elevation onto the open green space and benefits from a built-in storage cupboard. The accommodation is completed by a well-designed family bath room, fitted with a modern three-piece suite comprising a close-coupled WC, pedestal wash hand basin, and a bath with shower over.

Externally, the property continues to impress. To the front, a pathway leads to the main entrance overlooking green space. The enclosed rear garden offers a private and attractive outdoor space, featuring a lawn, decking area ideal for outdoor dining.

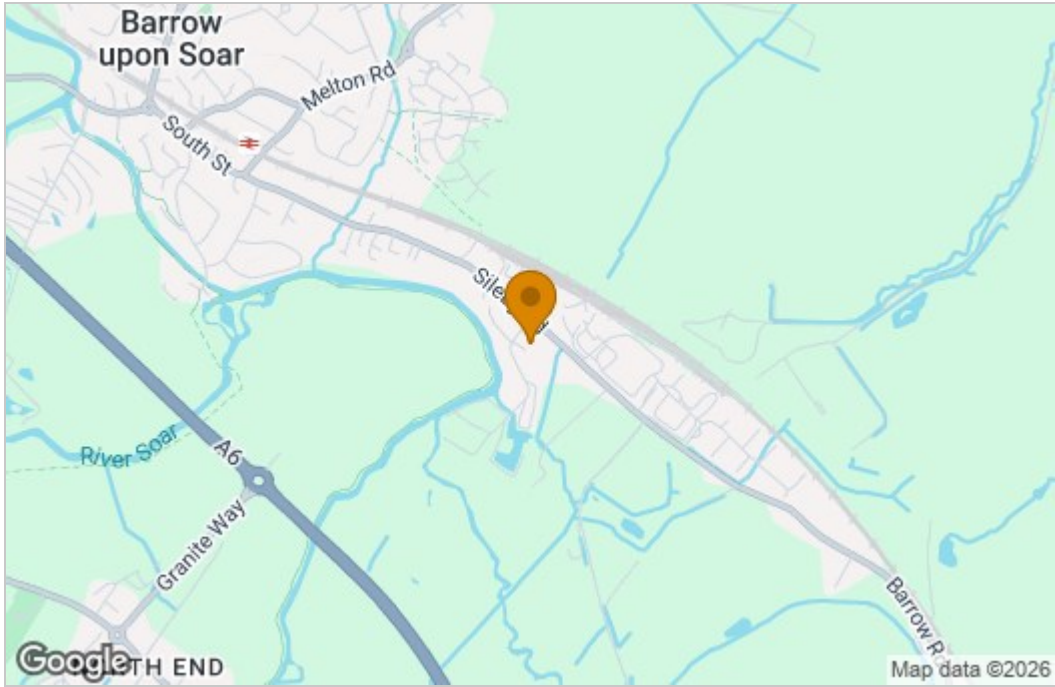
Ready for new owners to move straight in, this delightful home combines comfort, practicality, and a peaceful village setting, all within easy reach of local amenities and excellent transport links.



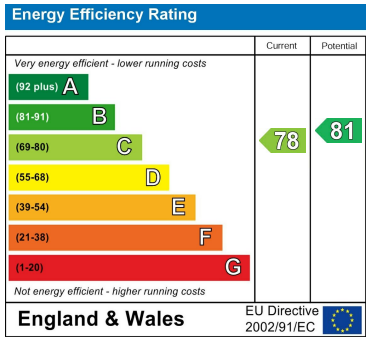
Floor Plan



Area Map



Energy Efficiency Graph



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