

Holden's

A Modern Estate Agent



25 Stewart Drive, Loughborough, LE11 5RU

£425,000

A delightful five-bedroom detached residence situated in this highly sought-after location, discreetly positioned within Loughborough's desirable North-West quadrant. Enjoying a pleasant tucked-away setting, the property is conveniently close to local amenities and reputable schools, with excellent access to major commuter routes.

The home offers genuinely spacious and well-presented accommodation with new windows and doors throughout, comprising a generous lounge/dining room, breakfast kitchen, ground-floor WC, welcoming entrance hall and a spacious landing. Upstairs are five well-proportioned double bedrooms and a recently re-fitted family bathroom.

Externally, the property benefits from off-road parking for two to three vehicles, a garage, and well-maintained gardens to both the front and rear.

Summary

The property is entered via a glazed porch, providing a practical and welcoming entrance space. Finished with a terracotta tiled floor, the porch features a multi-paned glazed door that opens into the main hallway.

The generously proportioned entrance hallway continues the tiled flooring and offers access to the principal ground-floor rooms. Doors lead to the contemporary guest cloakroom, fitted with a modern white suite comprising a low-level WC and hand wash basin, as well as to the lounge/dining room, kitchen and a useful understairs storage cupboard.

The lounge/diner is an impressive and versatile reception room, enjoying a dual aspect with a double-glazed window to the front and patio doors opening to the rear garden. A characterful exposed brick fireplace with a living flame gas fire creates an attractive focal point. With two central heating radiators and two ceiling-mounted light points, the room offers excellent flexibility and could, if desired, be divided into two separate reception areas.

Continuing through, the kitchen/diner provides another generous and inviting space, offering a homely atmosphere while retaining a semi open-plan feel with clearly defined kitchen and dining areas. The kitchen is fitted with a range of eye- and base-level units with work surfaces over, complemented by laminate flooring throughout. There is ample appliance space to accommodate a fridge, freezer, washing machine, tumble dryer and cooker. The dining area benefits from additional built-in storage and houses the Worcester boiler. Patio doors open directly onto the rear garden, while an internal door provides convenient access into the garage.

The garage itself is larger than the average single garage and offers excellent versatility. Featuring built-in storage, lighting and power points, it is suitable for a variety of uses in addition to parking. A recently installed electric garage door opens onto the front driveway.

A striking central staircase rises from the hallway and splits into two separate landing areas, providing access to all five double bedrooms and the family bathroom.

Bedroom one enjoys pleasant views over the rear garden and features laminate flooring along with integrated storage. The room comfortably

accommodates a double bed and additional furniture. Bedroom two, positioned adjacent, also benefits from laminate flooring and a double-glazed window overlooking the front aspect. Bedroom three is situated opposite the family bathroom and, while currently used as a single, offers ample space to accommodate a double bed if required. Bedrooms four and five form part of the property's extension and enjoy front and rear aspects respectively. Both are well-proportioned double rooms and are currently utilised as home office/study spaces, creating ideal environments for home working. Thanks to the excellent size and layout of all five bedrooms, the property is highly versatile, making it well suited to family living as well as those requiring multiple work-from-home spaces. Completing the first floor is the refitted family bathroom, featuring a bright and contemporary suite comprising a panelled bath with shower over, low-level WC, pedestal hand wash basin and a central heating radiator. A useful airing cupboard provides additional storage and houses the hot water cylinder.

Externally, the rear garden is a fantastic space for relaxation and entertaining. Generously sized and enjoying a good degree of privacy due to mature foliage, it features a central lawn bordered by well-maintained and attractively planted seasonal beds. A patio area sits directly to the rear of the property, ideal for outdoor dining. Additional benefits include a garden shed, outdoor lighting, an external water tap and gated side access.

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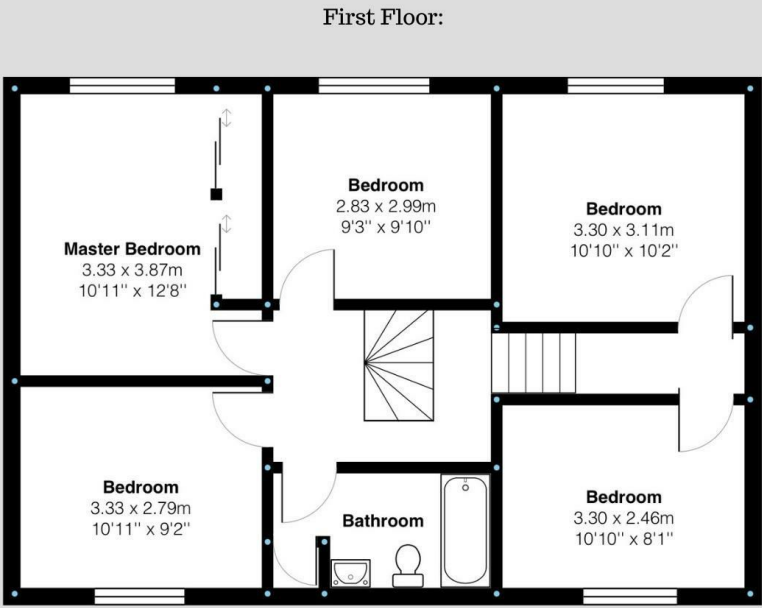
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To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Stewart Drive, Loughborough
Internal Square Footage: Approx 1302 sq.ft

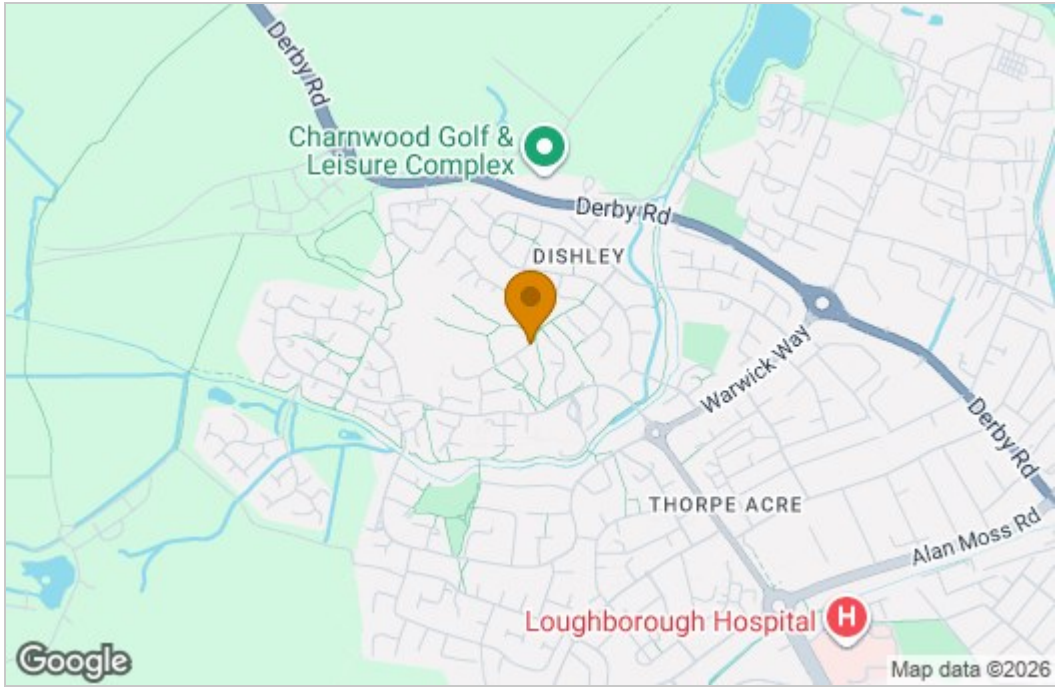
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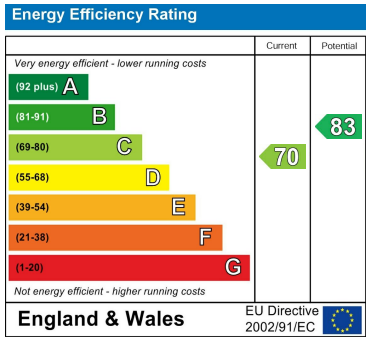
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Area Map



Energy Efficiency Graph



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