

# Holderr

A Modern Estate Agent



35 Tynedale Road, Loughborough, LE11 3TA

Offers over £399,950

This impressive extended detached family home set on a larger than average plot offers large bright rooms, a versatile interior with plenty of space for the young and growing family. It occupies a prime Forest Side location just a short stroll from countryside walks and Holywell Primary school catchment.

NO UPWARD CHAIN.

## Summary

Enter the property via a welcoming entrance hallway that provides access to a ground floor w/c and to the Lounge. There is also a cloak cupboard that provide excellent everyday storage, ideal for coats, shoes, and household items, helping to keep the space neat and uncluttered.

Positioned at the front of the property, the main lounge is of a great size, creating a spacious and inviting living area, a large window to front elevation allows an abundance of natural light to pour in throughout the day, giving the room a bright and airy atmosphere well suited to both relaxing evenings and entertaining guests.

To the rear of the home, the breakfast kitchen enjoys attractive views over the beautifully established gardens. This well-designed space is fitted with a comprehensive range of base and eye level units, integrated oven and hob and space for further appliances, while a convenient side door provides access to the external elevation.

Adjoining the kitchen is an impressive dining and sitting area, thoughtfully arranged to accommodate a full-size dining table alongside a comfortable sofa or lounge seating. This versatile space serves as a social hub of the home, perfect for family meals, entertaining, or simply sitting back and enjoying uninterrupted views of the garden through the rear outlook.

Upstairs, the property continues to impress with four well-proportioned double bedrooms. The upper floor is served by a well-appointed family bathroom, complemented by the added convenience of a separate shower room, ideal for busy households.

Externally, the gardens are a particular highlight, having been meticulously maintained by the current owner. The rear garden is predominantly laid to lawn and bordered by attractive, well-stocked flower beds, mature shrubs, and established trees that provide colour, texture, and a high degree of privacy. A paved patio area to the rear offers an ideal setting for outdoor dining, summer gatherings, or simply enjoying the peaceful surroundings.

To the front, a substantial driveway provides parking for multiple vehicles. This leads to a brick-built attached garage fitted with an up-and-over door, internal lighting, power supply, and a separate personnel entrance.

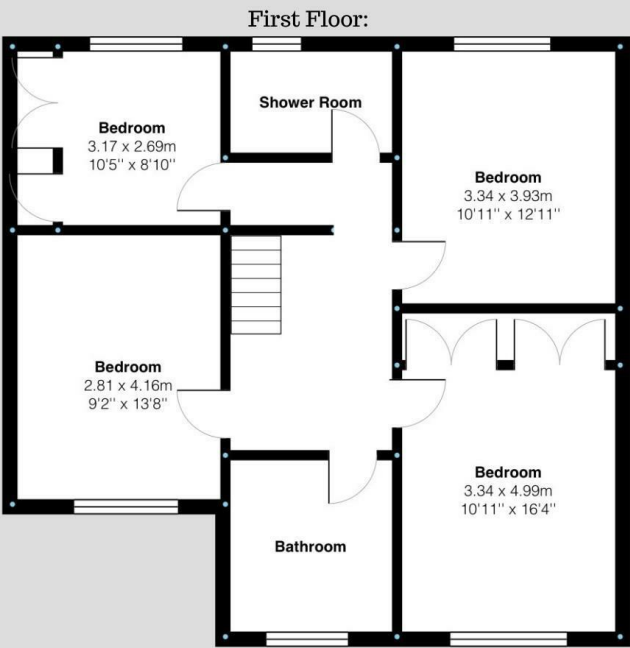
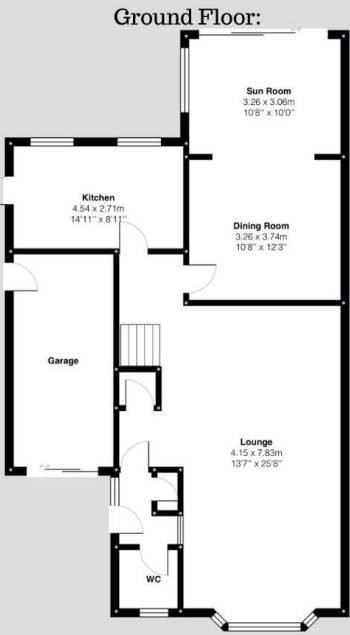
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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note 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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Floor Plan



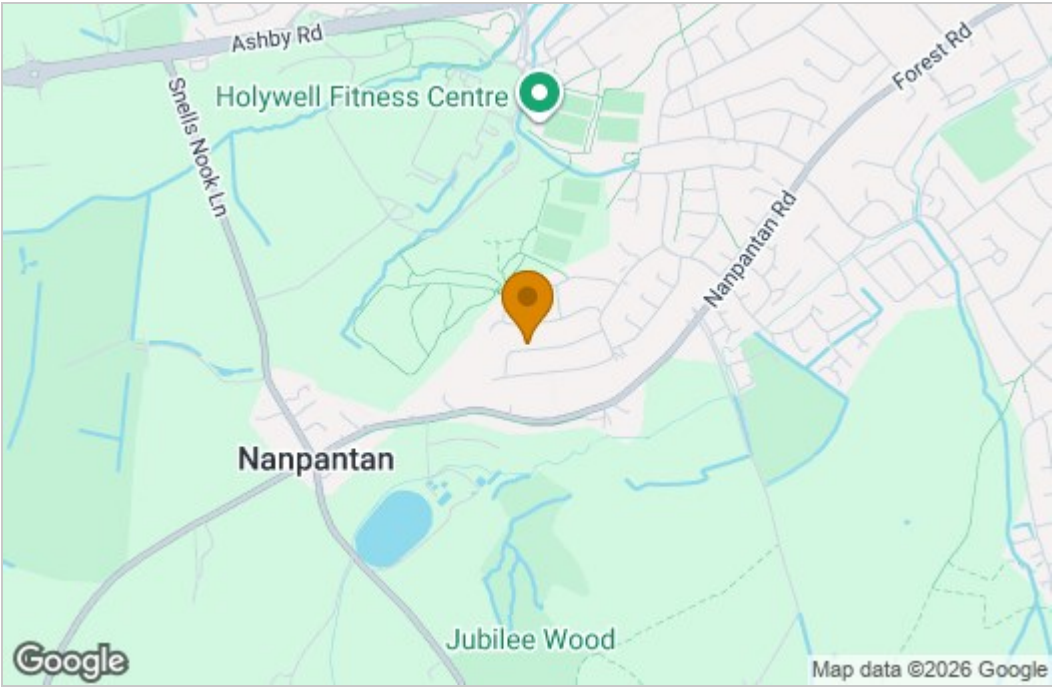
Tynedale Road, Loughborough  
Internal Square Footage: Approx 1604 sq.ft

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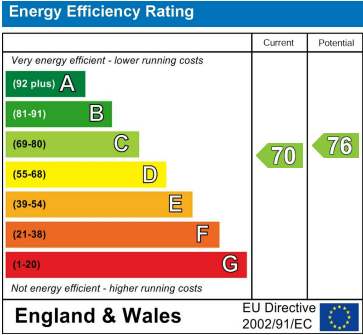
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Area Map



Energy Efficiency Graph



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