

Holden's

A Modern Estate Agent



43 Benscliffe Drive, Loughborough, LE11 3JP

£700,000

A traditional and skilfully extended four bedroom detached family home lying in this highly sought after location on the popular forest side of town within Holywell School catchment area. Brought to the market with no upward chain.

The property is double glazed, gas centrally heated (supplemented by solar panels for hot water) with extensive and mature rear gardens. The property comprises: storm porch into entrance hallway, front sitting room, rear lounge with bi-folding doors to rear garden, re-fitted and extended dining kitchen, four bedrooms to the first floor, the main bedroom with en-suite shower room, the third bedroom with dressing room/potential en-suite, bathroom and separate WC.

Outside a large driveway affording car standing for multiple vehicles, integral garage (17' x 8' 2"), extensive rear gardens laid mainly to lawn with stocked borders and a large patio area.

The property lies in this highly sought after location with good access to Loughborough town centre and public transport facilities, local schools and The Outwoods, together with good communications to the industry centres within the region, M1 motorway at junction 23, a short driving distance away from some of Leicestershire's best known beauty spots within the national forest, Bradgate Park, Cropston reservoir, Beacon Hill, Old John etc.

A welcoming canopy porch leads to a solid oak front door, opening into a spacious storm porch. The porch's floor is finished with durable quarry tiles, and an obscure glazed double-glazed window on the side provides additional light and privacy. A glazed and wooden French door then grants access into the entrance hallway, creating a seamless transition into the home. The entrance hallway is complete with parquet flooring and provides access onto all ground floor accommodation and stairwell to first floor accommodation.

The heart of this home is the extended living kitchen which makes an excellent space for all the family to enjoy. The kitchen is fitted with an array of units, central island, inset sink, space for a fridge/freezer, dishwasher and door providing integral access to the garage which has space for a Utility area. There is plentiful dining space in this room which has two sky lights and bi-folding doors to the rear garden.

Providing further living space are two reception rooms one situated to the front of the property with a feature bay fronted window, both complete with parquet flooring. The other is situated to the rear which has been extended making a flexible space to suit the buyers needs. This room is complete with bi-fold doors and skylights making a

light and airy space.

Completing the ground floor accommodation is a cloakroom leading to a refitted shower room.

Ascend onto the first floor and you will find four well proportioned bedrooms, ensuite to main bedroom, family bathroom with separate w/c. The main bedroom is complete with fitted storage to both sides and windows overlooking the rear garden. The en-suite is fitted with a walk in shower, low flush w/c and wash hand basin. The family bathroom comprises of a bath with shower over and wash hand basin. Bedroom 2 has a range of fitted wardrobes.

The property is set back from Benscliffe Drive, offering a commanding presence. The driveway provides parking for multiple vehicles with an EV charging point and leads directly to the garage. The extensive rear gardens are a highlight, designed for privacy and enjoyment. They include a paved patio area ideal for outdoor dining and lush lawns bordered by meticulously stocked perennial borders. To the rear of the garden is a summer house and pergola covered area.

Disclaimer

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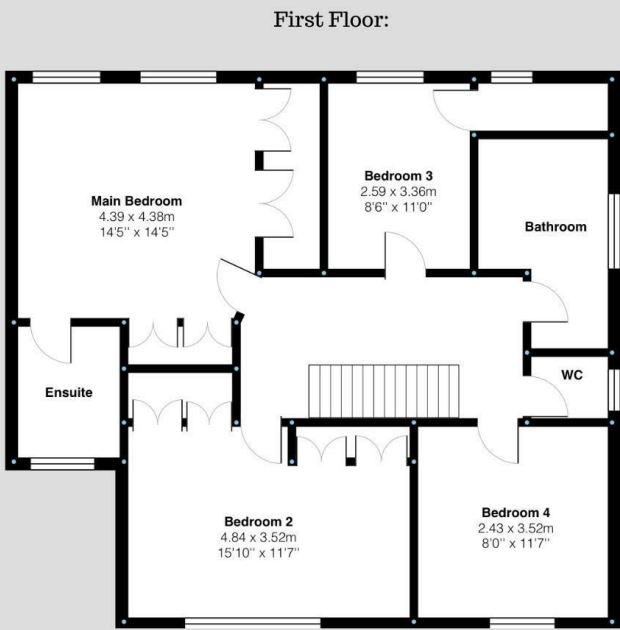
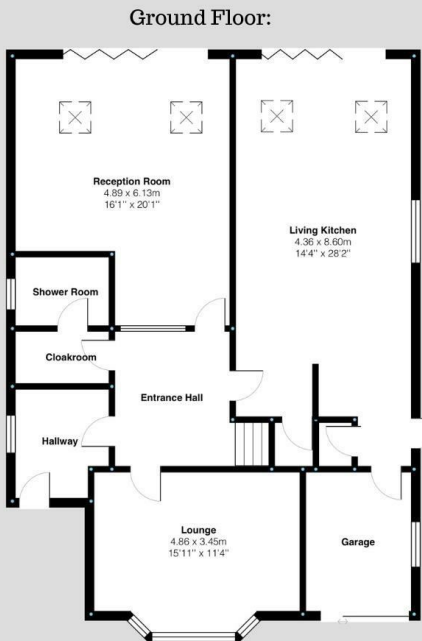
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Floor Plan



Benscliffe Drive, Loughborough
Internal Square Footage: 2217 sq.ft

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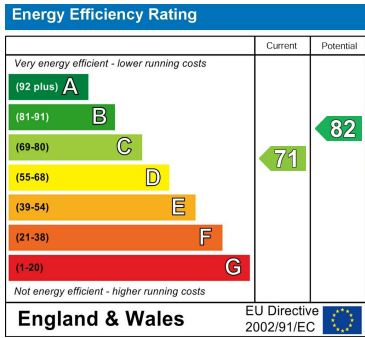
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Area Map



Energy Efficiency Graph



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