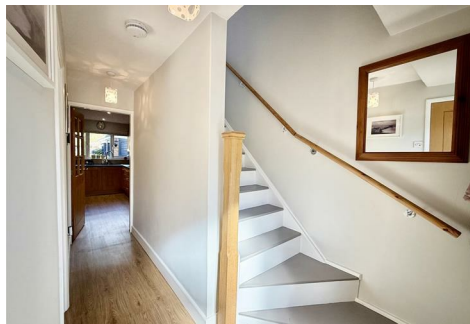


# Holden's

A Modern Estate Agent



5 Rumsey Close, Loughborough, LE12 8EZ

£415,000

An exciting opportunity to acquire this detached family home occupying a desirable village cul-de-sac around the corner from St Bartholemew's primary school and a short distance to the village centre with a fashionable range of bars, restaurants and amenities.

The accommodation has been extended and improved throughout and would make an ideal family home!  
An internal visit is advised to appreciate the level of accommodation on offer.

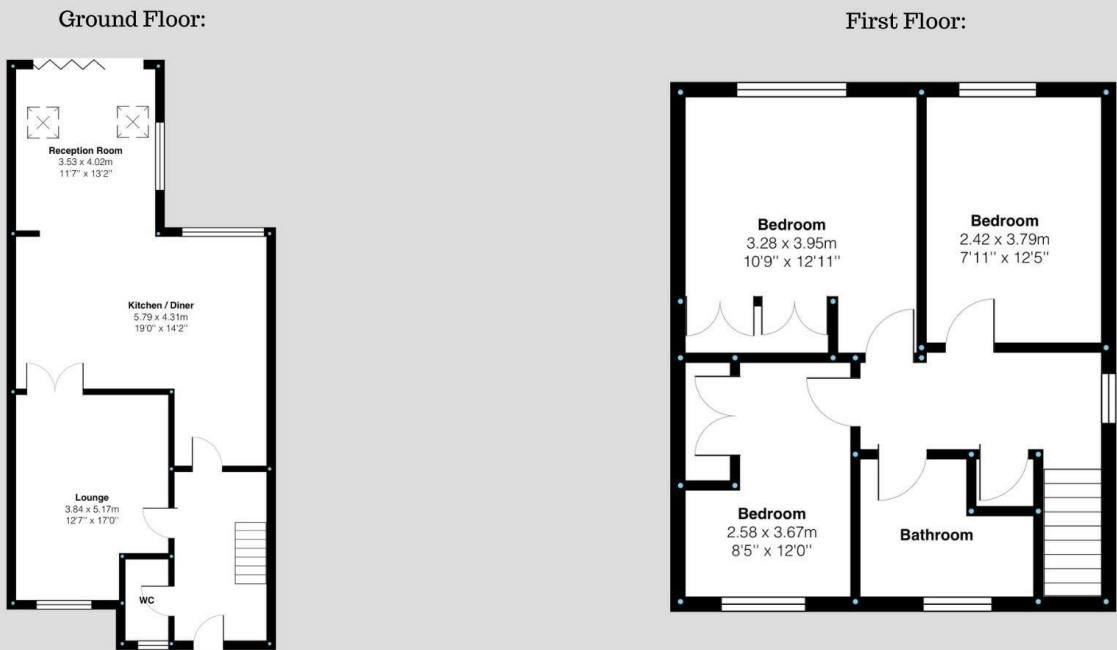
An exciting opportunity awaits to acquire this charming detached family home, situated in a highly sought-after village cul-de-sac. Conveniently located just moments from St. Bartholomew's Primary School, it offers an ideal location for families. The property is also within easy reach of the vibrant village centre, which boasts a fashionable selection of bars, restaurants, boutique shops, and various amenities, making it perfect for those who enjoy a lively yet relaxed lifestyle.

The accommodation presents an array of open plan living space being extended to the rear - making this an ideal family home. Currently, the home features UPVC double glazing, along with a re-fitted gas central heating system to ensure comfort throughout the year. The delightful gardens to the front and rear offer space for outdoor entertaining.

Inside, the property briefly comprises an inviting entrance hall that leads to a convenient ground floor W.C., a spacious Lounge perfect for family gatherings and entertaining guests, and a well-sized extended living kitchen that offers space and flexibility to suit the buyers needs, bi-folding doors open onto the rear garden. Ascending to the first floor, you'll find a landing that provides access to three comfortable bedrooms—each with ample space and natural light—and a modern bathroom, ideal for busy mornings.

Externally, the property benefits from well-maintained gardens, creating a peaceful outdoor retreat. The front driveway offers off road parking for multiple vehicles with gates leading to a detached single garage, offering additional storage or potential for conversion (subject to relevant planning permissions).

Floor Plan



Rumsey Close, Quorn  
Internal Square Footage: 1173 sq.ft

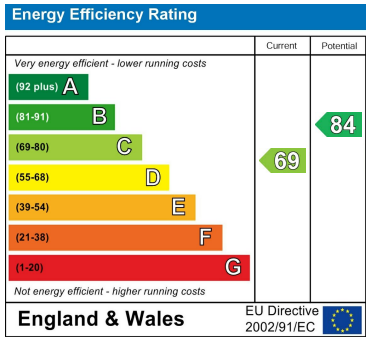
**Holders** Rumsey Close, Quorn  
A Modern Estate Agent Internal Square Footage: 1173 sq.ft

**Holders**  
A Modern Estate Agent

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.