

# Holdings

A Modern Estate Agent



146 Forest Road, Loughborough, LE11 3NR

£475,000

A charming 1930s detached family home on the sought-after forest side of Loughborough, offering generous living space and a superb 90ft rear garden. Featuring four well-proportioned bedrooms, a conservatory, and ample off-road parking, this property presents an exceptional opportunity in a prime location.

## Summary

This charming 1930s detached home on Forest Road enjoys a sought-after position on the ever-popular forest side of Loughborough. Offering an impressive amount of internal space, together with a generous 90ft rear garden, the property presents an excellent opportunity for buyers seeking an ideal family home.

The property benefits from gas-fired central heating and is predominantly double glazed. The accommodation briefly comprises an entrance hall, a spacious living room with bay window and feature fireplace, dining room, and a conservatory overlooking the rear garden. There is also a well-appointed kitchen fitted with a range of units and a ground floor WC. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a family bathroom.

Externally, the property offers a driveway providing ample off-road parking, a garage, and a mature, well-established rear garden.

Accessed via a uPVC double glazed door, the entrance hall features stained hardwood flooring, under-stairs storage, doors leading to all ground floor rooms, and a decorative stained glass window.

The ground floor is fitted with tiled walls, a low-level WC, wash hand basin, radiator, and a uPVC double glazed window to the rear elevation.

A bright and spacious reception room with a uPVC double glazed bay window to the front elevation and an additional side window. Features include an original fireplace, carpeted flooring, and ceiling coving.

With a uPVC double glazed window to the side elevation, the dining room offers carpeted flooring, a radiator, original fireplace, ceiling coving, and sliding doors leading into the conservatory.

Approximately eight years old, the conservatory benefits from power, uPVC double glazing throughout, bi-fold doors, and a further double glazed door opening onto the rear garden.

The kitchen is fitted with a range of wall and base units, an island, integrated fridge, oven and gas hob, and a pantry cupboard. Additional features include tiled walls, vinyl flooring, a radiator, and a uPVC double glazed window to the rear.

To the first floor landing, there is carpeted flooring, a uPVC double glazed window to the side elevation, and an airing cupboard housing the hot water tank.

The principal bedroom has uPVC double glazed windows to the rear and side elevations, carpeted flooring, and access to the en-suite which comprises a three-piece suite comprising a shower cubicle, low-level WC, and wash hand basin. Also includes vinyl flooring and an extractor fan.

The spacious second bedroom has bay window to the front elevation, fitted wardrobes with hanging rails and shelving, carpeted flooring, radiator, and ceiling coving.

Bedroom three has a uPVC double glazed window to the rear elevation, loft access, carpeted flooring, and a radiator.

Bedroom four features a uPVC double glazed window to the front elevation, wooden floorboards, radiator, and a storage cupboard above the garage.

The loft is insulated and partially boarded, though without a pull-down ladder.

The family bathroom comprises a four-piece suite comprising panelled bath, shower cubicle, low-level WC, and wash hand basin. Finished with tiled walls, vinyl flooring, radiator, and a uPVC double glazed window to the rear.

Out to the front, there is gated side access leading to the garage. The rear garden is mature and well-established, mainly laid to lawn with shrubs and trees, enclosed by fencing, and includes a shed and a coal store located beside the garage.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
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**Extra Information**

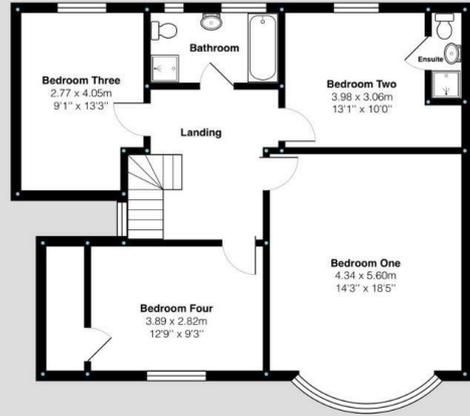
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# Floor Plan

Ground Floor:



First Floor:



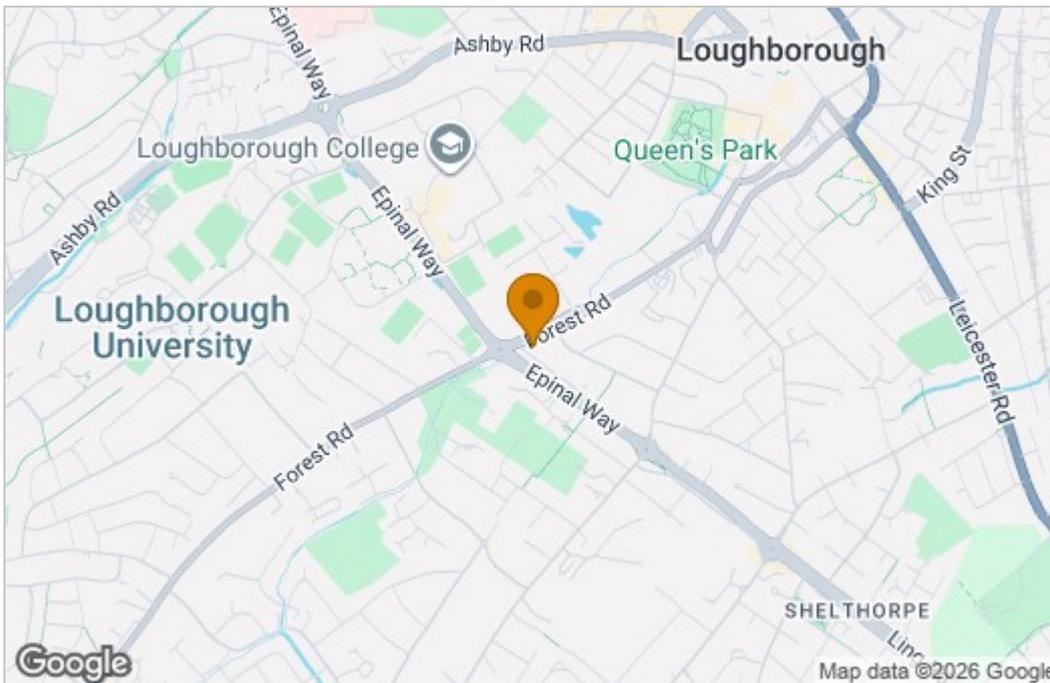
Forest Road, Loughborough  
Internal Square Footage: Approx 2025 sq.ft

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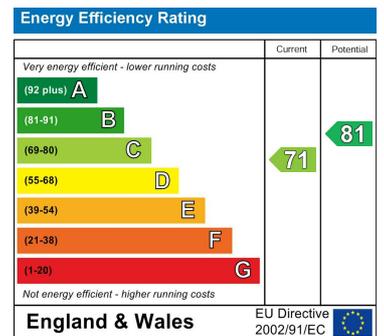
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## Area Map



## Energy Efficiency Graph



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