

# Holdings

A Modern Estate Agent



18 Lindisfarne Drive, Loughborough, LE11 4FX

£340,000

An extended detached family home in a quiet cul-de-sac in a sought-after area of Loughborough, close to local amenities and well-regarded schools including Stonebow Primary School. The property offers spacious and versatile living accommodation with an open-plan kitchen/dining area, three bedrooms, attractive front and rear gardens, off-road parking, a garage and the addition of a summer house. Set close to excellent access to the town centre and commuter links.

## Summary

An extended detached residence occupying a delightful cul-de-sac position within a highly sought-after residential area, ideally placed for local amenities and well-regarded schooling including nearby Stonebow Primary School. Offering spacious and versatile accommodation throughout, the property combines practical family living with a warm and welcoming atmosphere.

The accommodation begins with an inviting entrance hall leading through to a generous lounge, enhanced by a bay window to the front elevation, oak flooring and an attractive Adam-style fireplace with inset gas fire, creating a comfortable and elegant living environment. Double doors open into the impressive open-plan living, dining and kitchen space, forming the true heart of the home. Thoughtfully arranged for modern living and entertaining, this bright and sociable area features a range of fitted units, ample dining space and sliding patio doors opening onto the rear garden, allowing natural light to flow throughout. A stable door provides access to the extensive lean-to storage area, while a downstairs WC adds further practicality.

To the first floor, the property offers three well-proportioned bedrooms, including a principal bedroom with fitted storage and mirrored wardrobes. The remaining bedrooms provide flexibility for family members, guests or home working and are served by a fully tiled family bathroom fitted with a contemporary suite and vanity storage.

Externally, the property continues to impress with established gardens to both the front and rear. The front garden has been designed for ease of maintenance and is complemented by a driveway providing off-road parking. To the side, the extensive lean-to offers exceptional additional storage and utility potential. The rear garden enjoys a pleasant and private feel, featuring a lawned area bordered by mature planting alongside a paved patio and decked seating area beneath a timber pergola, creating an ideal setting for outdoor dining and relaxation. Completing the outside is a stunning summer house complete with lighting, power and a log burning stove - ideal for when working from home!

Lindisfarne Road is a particularly desirable location within Loughborough, valued for its quiet residential setting and convenient access to the town centre, local schools, parks and commuter

links. This is an excellent opportunity to acquire a detached family home in a well-established and highly regarded part of town.

## 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.

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.

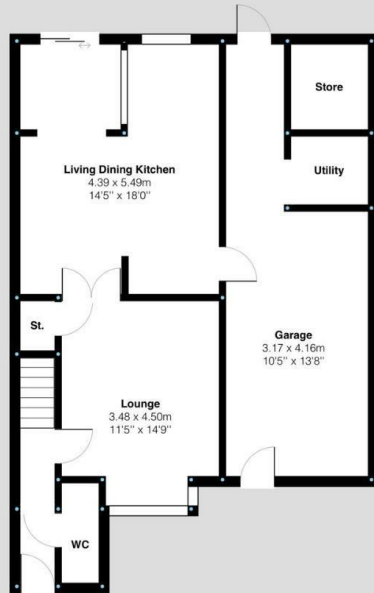
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## Extra Information

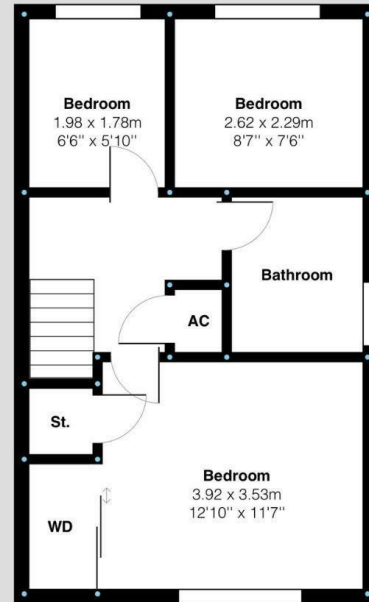
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# Floor Plan

Ground Floor:



First Floor:



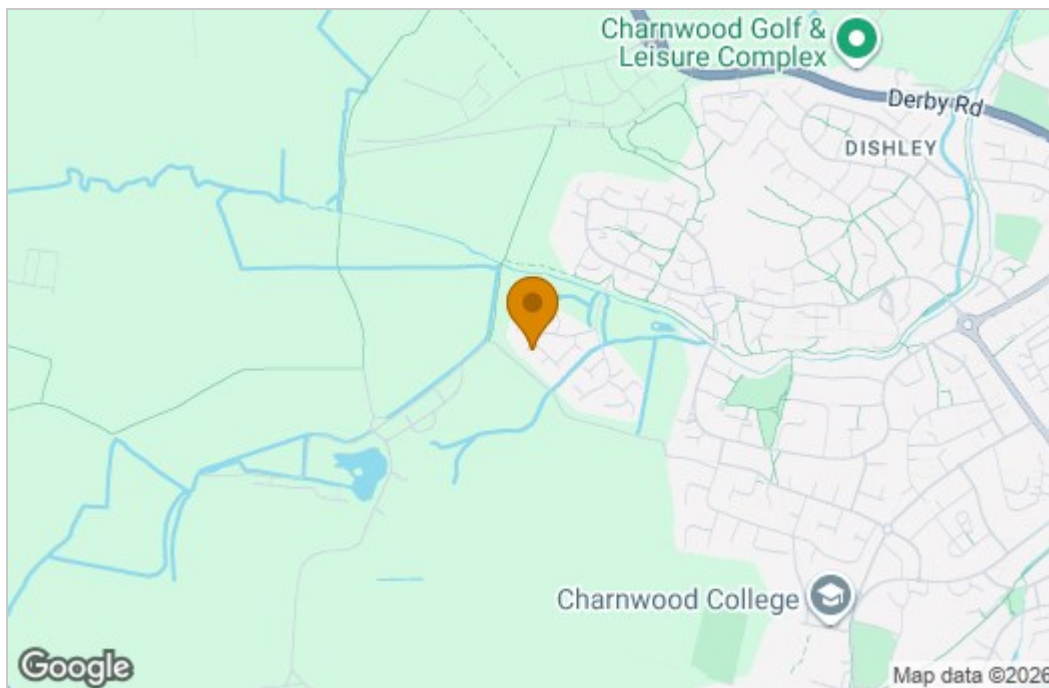
Lindisfarne Drive, Loughborough  
Internal Square Footage: Approx 772 sq.ft

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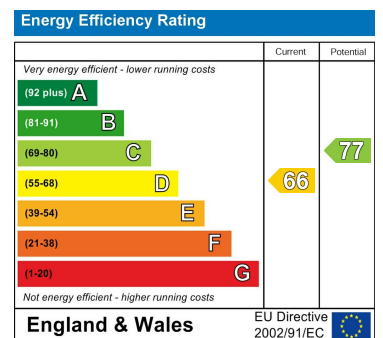
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## Area Map



## Energy Efficiency Graph



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