

# Holderr

A Modern Estate Agent



99 Nanpantan Road

Nanpantan, Nanpantan, LE11 3SQ

Offers over £625,000

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The property and plot has great scope for extensions/future development subject to the necessary planning consents. Planning permissions have been approved to enlarge this property to allow secondary floor accommodation.

The ground floor features a generous entrance hall, a WC/cloakroom, and two reception rooms, including an expansive lounge and dining area highlighted by attractive fireplaces. Additionally, there is a fully equipped modern kitchen/diner with a central island and integrated appliances, an integral garage, and a sizable garden room that provides lovely views of the garden.

On the first floor, the landing provides access to five bedrooms (four of which are doubles) and two family bathrooms, one of which is conveniently designed as a Jack and Jill ensuite connecting two of the bedrooms.

Outside, the property boasts a large front driveway that accommodates four to five vehicles, along with a stunning private west-facing rear garden, predominantly consisting of a well-maintained lawn complemented by mature plants, shrubs, and trees.

Loughborough provides easy access to East Midlands Airport in Castle Donington, as well as the neighboring Charnwood Forest and the M1/M42 motorways.

Additionally, Loughborough boasts a great selection of amenities, including top-notch shopping options,

educational institutions for all age groups, a diverse array of recreational facilities, and frequent public transport services by both road and rail to Nottingham, Derby, Leicester, London, and other destinations.

## 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.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



Road Map



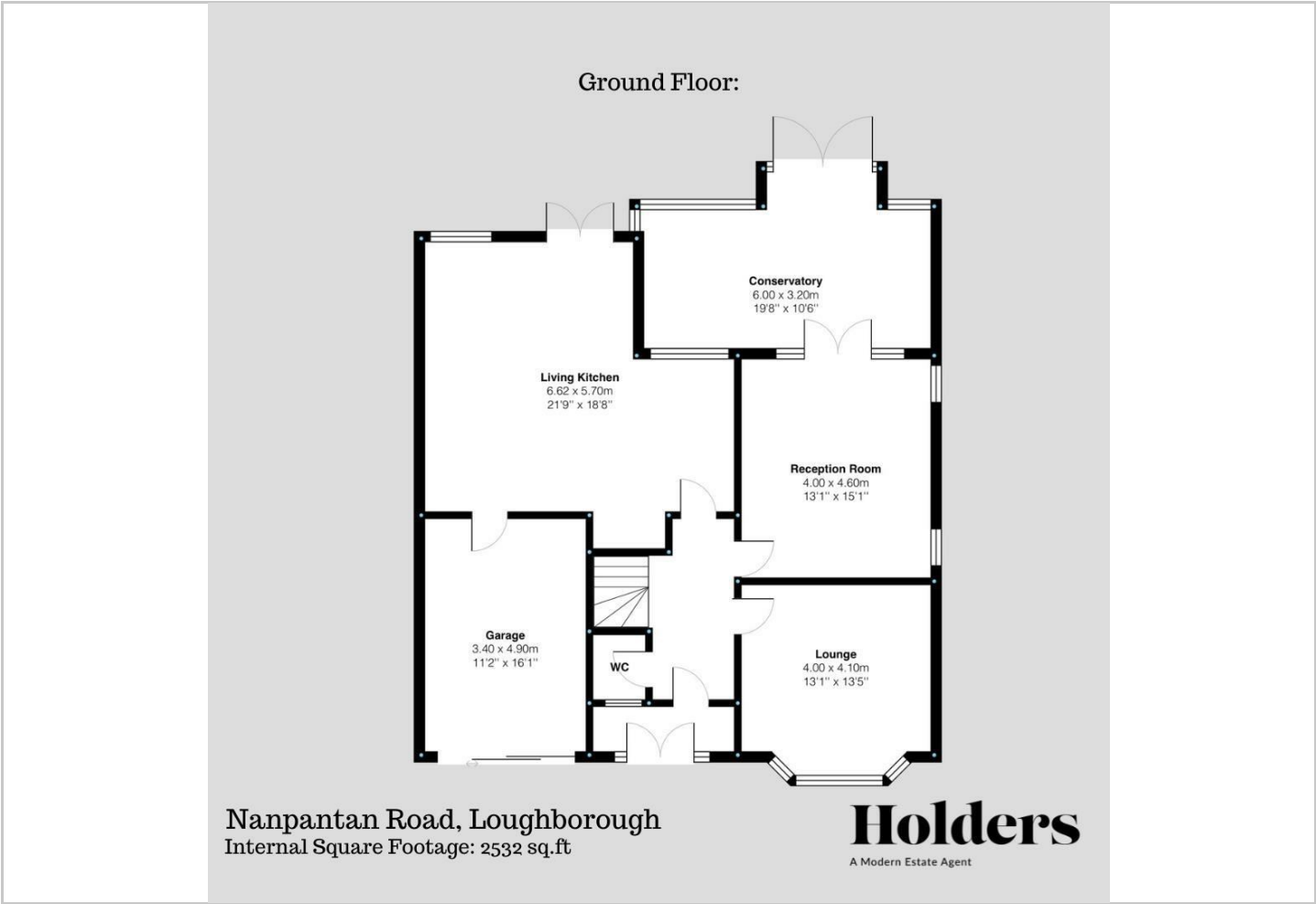
Hybrid Map



Terrain Map



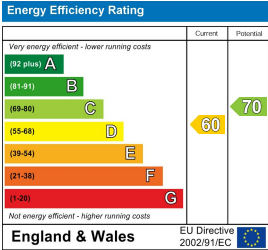
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

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.