

# Holden's

A Modern Estate Agent



61 Beacon Road, Loughborough, LE11 2BE

Offers over £400,000

An impressive four-bedroom semi detached family home arranged across three floors, situated in a sought-after location on Beacon Road and offering spacious, beautifully presented accommodation throughout. Benefitting from a generously extended living dining kitchen, multiple reception spaces, driveway parking for several vehicles and an attractively landscaped rear garden with summer house, this superb property is ideal for modern family living.

## Summary

Occupying a sought-after position on Beacon Road, this impressive four-bedroom semi detached residence offers beautifully presented and generously proportioned accommodation arranged across three floors, perfectly suited to modern family living.

Set back from the road behind a substantial tarmac driveway providing off-road parking for multiple vehicles, the property immediately delivers an excellent first impression. Entry is via a stylish UPVC glazed panel door into a welcoming entrance hallway which gives access to a spacious front lounge, enhanced by a striking bay window allowing for an abundance of natural light. A convenient ground floor WC and useful utility space further complement the practicality of the home.

To the rear, the property opens into a superb living dining kitchen, thoughtfully designed to create a sociable and versatile heart of the home with ample space for both entertaining and day-to-day family life, whilst enjoying pleasant views across the rear garden.

The first floor offers three well-proportioned double bedrooms, including a generous guest bedroom benefitting from its own en-suite shower room, alongside a contemporary family bathroom serving the remaining accommodation. Occupying the entire second floor is an exceptional principal bedroom, creating a private and peaceful retreat.

Externally, the rear garden has been attractively landscaped to provide a wonderful outdoor environment featuring a paved patio seating area, neatly maintained lawns, gravelled sections, established flower beds and a charming summer house, ideal for relaxation, entertaining or home working.

This superb home combines spacious accommodation with an enviable location and early viewing is highly recommended to fully appreciate all that is on offer.

## Disclaimer

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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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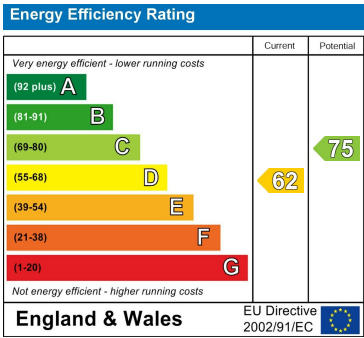
Floor Plan



Area Map



Energy Efficiency Graph



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