

# Holderr

A Modern Estate Agent



12 Huston Close, Loughborough, LE12 8NB

£250,000

Welcome to this beautifully presented and renovated three-bedroom home, ideally situated on Huston Close in the sought-after village of Barrow Upon Soar. Finished to a modern standard throughout, this charming property offers a fantastic opportunity for first-time buyers or those looking to downsize into the peaceful and picturesque setting of Charnwood.

## Summary

Upon entering the property, you are welcomed into a warm and well-organised hallway providing access to the open plan living space, and a convenient downstairs WC. The staircase leads to the first-floor landing, which is naturally bright thanks to a PVCu double-glazed window and provides access to all three bedrooms and the family bathroom.

At the heart of the home is the impressive open-plan living space. The current owner has thoughtfully reconfigured the layout to seamlessly combine the lounge, dining area, and kitchen, creating a spacious and inviting environment ideal for both family life and entertaining. The kitchen has been tastefully refitted with a range of wall and base units offering ample storage, a large central island, complemented by sleek work surfaces that provide generous preparation space. Leading from here is a conservatory which provides a flexible space and leads onto the rear garden. Completing the ground floor accommodation is a ground floor w/c.

The first floor offers three well-proportioned double bedrooms, each providing a comfortable and relaxing retreat. The principal bedroom overlooks the front elevation onto the open green space and benefits from a built-in storage cupboard. The accommodation is completed by a well-designed family bath room, fitted with a modern three-piece suite comprising a close-coupled WC, pedestal wash hand basin, and a bath with shower over.

Externally, the property continues to impress. To the front, a pathway leads to the main entrance overlooking green space. The enclosed rear garden offers a private and attractive outdoor space, featuring a lawn, decking area ideal for outdoor dining.

Ready for new owners to move straight in, this delightful home combines comfort, practicality, and a peaceful village setting, all within easy reach of local amenities and excellent transport links.

## 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.

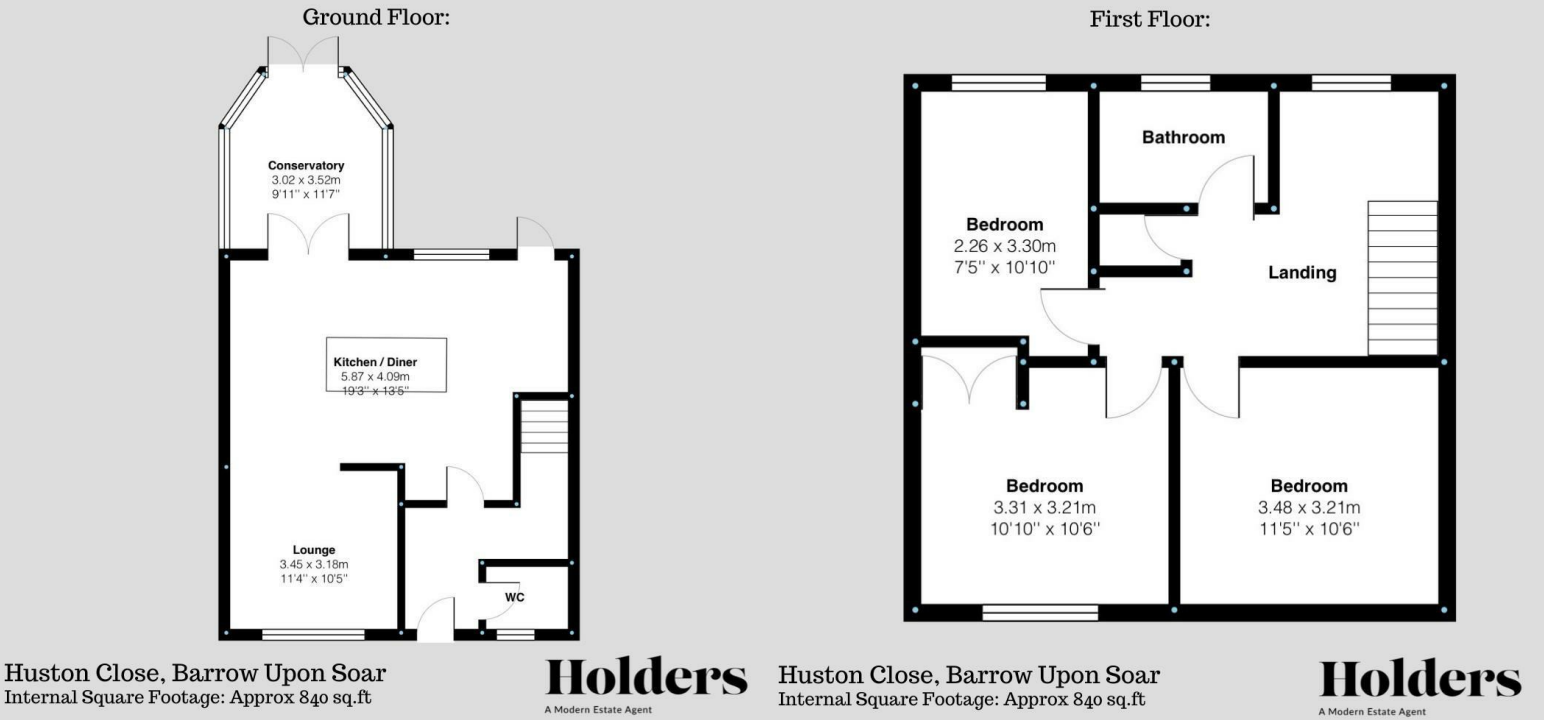
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

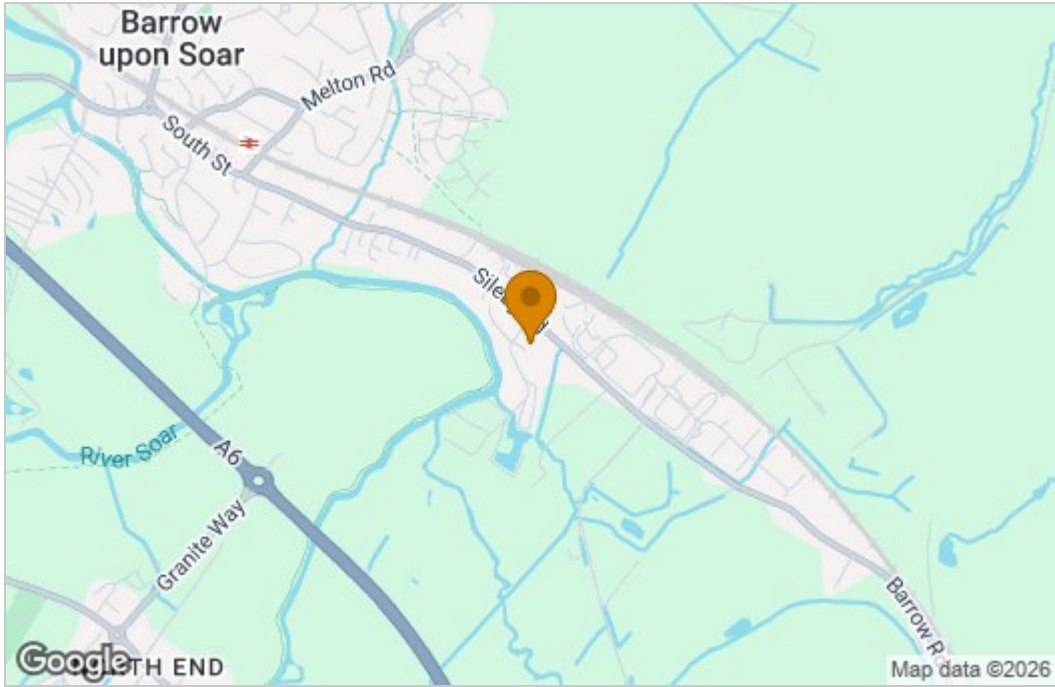
## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

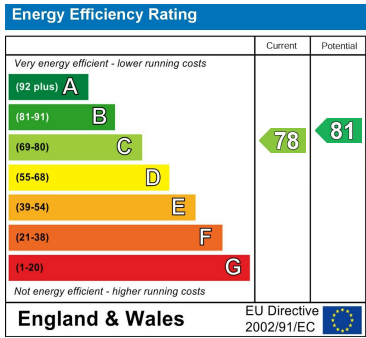
Floor Plan



Area Map



Energy Efficiency Graph



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