

# Holdere

A Modern Estate Agent



239 Leicester Road, Loughborough, LE12 7DD

£260,000

Welcome to this charming three-bedroom home, perfectly positioned in the picturesque village of Mountsorrel. Offering generous living spaces, modern features, and a private outdoor area, it's an excellent choice for families or professionals seeking comfort and convenience.

## Summary

Set back from the road behind an attractive walled frontage, this beautifully refurbished period home blends character, contemporary styling and versatile living space across four usable levels, all within the highly sought-after Charnwood village of Mountsorrel.

The property offers an impressive balance of traditional charm and modern convenience. The welcoming entrance opens into a generous open-plan reception and dining space, creating an ideal environment for both everyday living and entertaining. Beyond, an extended living room provides a particularly inviting retreat, centred around a wood-burning stove that adds warmth and character throughout the cooler months.

The heart of the home is a stylish refitted breakfast kitchen, appointed with sleek contemporary cabinetry, integrated appliances and a breakfast bar. French doors connect the interior with the rear garden, allowing natural light to flood the space and creating a seamless flow for indoor-outdoor living. A fully tanked cellar offers valuable additional accommodation, currently utilised for storage but equally suited to a variety of lifestyle requirements including a home office, hobby room or gym.

The first floor hosts two well-proportioned double bedrooms and a beautifully updated family bathroom. The principal bedroom benefits from fitted furniture and a modern en-suite shower room, while the additional bedroom provides excellent guest or family accommodation. Occupying the top floor, a further double bedroom enjoys elevated rooftop views stretching towards the surrounding villages and Charnwood countryside, creating a peaceful and private space away from the main living areas.

Externally, the property enjoys attractive gardens to both the front and rear. The frontage creates a charming first impression, whilst the private rear garden has been thoughtfully arranged over several levels, featuring a patio for outdoor dining, lawned sections and mature boundaries that provide a pleasant degree of seclusion.

Offering character, flexibility and high-quality presentation throughout, this exceptional home presents a rare opportunity to acquire a beautifully enhanced period property in one of Leicestershire's most desirable village locations, with excellent access to local amenities, countryside walks and commuter links.

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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.
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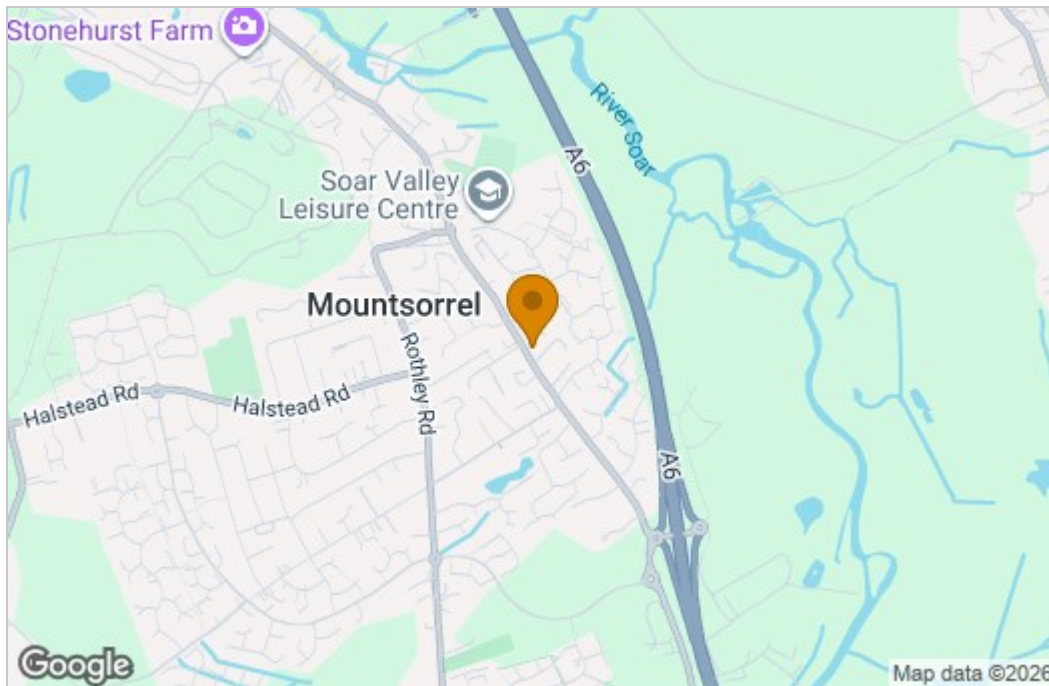
## Extra Information

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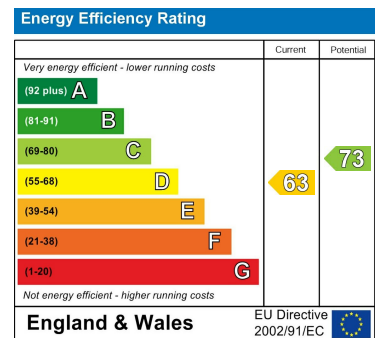
# Floor Plan



# Area Map



# Energy Efficiency Graph



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