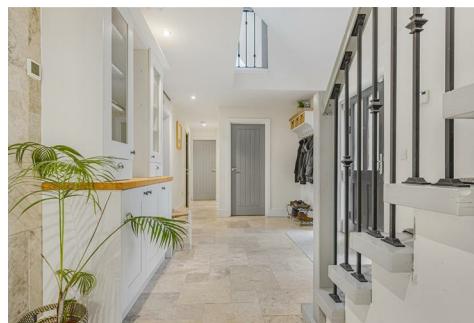


# Holders

A Modern Estate Agent



**45 Green Lane, Loughborough, LE12 7LU**

**£1,250,000**

Enjoying a peaceful and private setting, this unique property is a rare opportunity to acquire a highly individual home boasting over 3900sq.ft of living accommodation with mature south facing surrounding grounds.

Originally developed by the current owners in recent years, the property features striking floor to ceiling gable windows and sits securely behind gates, offering extensive garaging with a separate family room or home office above.

The accommodation is both spacious and versatile, comprising a large, contemporary kitchen, three further generous reception rooms, an additional study, four double bedrooms, and four bathrooms. The principal bedroom is located on the first floor and benefits from a dual aspect outlook and a stylish en-suite.

Adjoining woodland enhances the sense of seclusion, giving this village home a distinctly rural feel. With highly flexible living space, it is ideally suited to those seeking to create separate annexe accommodation.

Early viewing is strongly recommended. NO UPWARD CHAIN

## Summary

Discreetly positioned at the end of a quiet lane, this highly individual and architecturally striking residence enjoys a wonderfully private setting, surrounded by nature and open countryside. Set within sizeable grounds, the property combines stylish, contemporary interiors with remarkable flexibility, making it ideally suited to families, professionals, or multi-generational households seeking adaptable living space with additional annexe accommodation. The property has been recently constructed and is complete with Buildzone warranty.

Accessed via a gated private driveway from Green Lane, the property offers ample privacy while remaining well-connected to local amenities. There is a right of way on part of the driveway for the adjacent property.

Upon entering the property into the light and spacious entrance hallway, this provides access onto all ground floor accommodation and stairwell to first floor accommodation. The ground floor accommodation benefits from underfloor heating.

Directly accessed from the hallway is a large, open-plan family kitchen, the heart of the home, fitted in a contemporary style with Quartz work surfaces and an array of high-quality integrated appliances including; Siemens combi steam oven, Siemens combi oven, microwave, 2 further Siemens ovens, Neff 5 ring induction hob, Bosch dishwasher, AEG tall fridge, AEG tall freezer and a extractor fan. A central island forms the focal point of the space, complemented by a dedicated dining area. Bi-folding doors open directly onto a broad decked terrace, ideal for alfresco dining and entertaining.

Adjacent to the kitchen are two substantial reception rooms, each offering excellent flexibility depending on your needs – perfect as formal sitting and dining rooms, or adaptable as additional ground-floor bedrooms or hobby spaces.

A large utility room is accessed directly from the kitchen, offering excellent storage, plumbing for laundry appliances, and a rear access door to the garden. From the utility, a doorway opens into a spacious games room, ideal for family use or as a home gym, and complete with a fitted sauna – creating your very own wellness retreat.

Additional ground floor accommodation includes a dedicated study, perfect for remote working or quiet reading, and a well-appointed cloakroom/WC,

convenient for guests and family alike.

The staircase rises to a galleried first-floor landing, filled with natural light and offering access to all bedrooms and the family bathroom.

The principal bedroom suite is particularly impressive, with floor-to-ceiling gable-end windows that flood the room with natural light and provide views across mature woodland. The suite also includes a built-in wardrobe and a modern en-suite bathroom with a walk-in shower, low flush WC, and wash hand basin.

Bedrooms two and three are generous double rooms with rear-facing views over the garden and countryside. Both benefit from their own en-suite shower rooms, offering privacy and convenience for guests or family members. Bedroom four, also a well-proportioned double, is serviced by the family bathroom, which is stylishly appointed with quality fittings.

The property occupies substantial and privately aspected grounds. Access is via a gated shared private driveway off Green Lane, which leads to a generous turning circle and hardstanding for multiple vehicles.

Located above the detached garage and accessed via its own private entrance, this fully self-contained annexe offers superb potential for guest accommodation, a rental opportunity, or an independent space for extended family members. The annexe includes a private shower room, kitchenette, and spacious open-plan living/sleeping area – ideal for a wide range of uses including an office, studio, or Airbnb rental. A substantial garage provides excellent facilities for car enthusiasts or those in need of extensive workshop or storage space.

Occupying a generous plot, the grounds wrap around the home and offer complete privacy, thanks to mature trees, hedging, and the wooded surroundings. The south facing rear garden, laid mainly to lawn, enjoys a sunny orientation. From the kitchen, a large decked terrace runs the width of the property, offering an ideal space for entertaining and outdoor dining.

The approach to the house features gates being electric ready leading to a sweeping driveway and turning circle, providing ample parking for multiple vehicles.

The overall setting feels remarkably rural, yet the property remains within easy reach of village amenities and 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/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

## Floor Plan



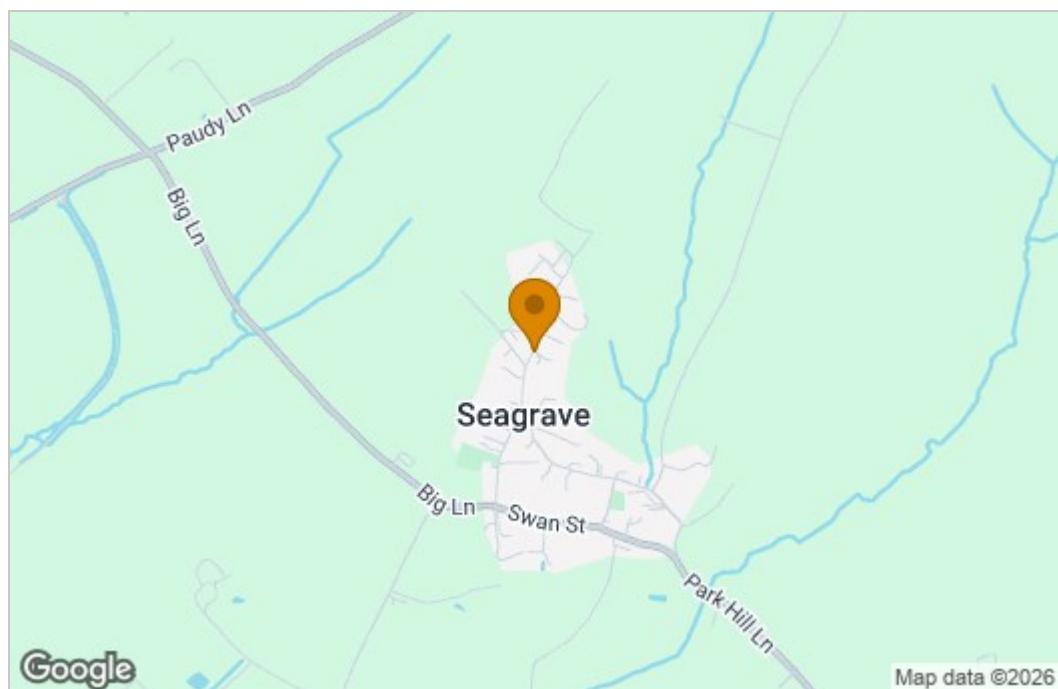
Green Lane, Seagrave  
Internal Square Footage: Approx 3925 sq.ft

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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