

# Holdings

A Modern Estate Agent



14 Herrick Road, Loughborough, LE11 2BT

£450,000

Situated in a sought-after area of Loughborough, this substantially extended five-bedroom home features an impressive open-plan living dining kitchen, a bay-fronted reception room and versatile accommodation including a ground floor bedroom and four further first floor bedrooms with a contemporary family shower room. Externally, the property benefits from a stylish rear garden with a contemporary garden studio complete with power and lighting, ideal for home working or additional leisure space.

## Summary

Situated within a highly regarded residential location in Loughborough, this substantially extended five-bedroom home offers an exceptional blend of traditional character and contemporary family living, making it an ideal purchase for growing families and professional buyers alike.

The property has been significantly enhanced by the current vendors, most notably through an impressive rear ground floor extension which has transformed the home into a superb open-plan living dining kitchen. Designed with both everyday family life and entertaining in mind, this expansive area provides an abundance of natural light and a seamless connection to the rear garden, creating a sociable and versatile heart to the home.

Upon entering the property, a beautifully presented bay-fronted reception room to the front elevation offers a welcoming first impression, combining attractive proportions with a warm and inviting atmosphere. The accommodation is both generous and versatile, with a ground floor bedroom providing excellent flexibility for multi-generational living, guest accommodation or home working requirements. There is also the added benefit of a half cellar that provides excellent storage accommodation - accessed from the entrance hallway. To the first floor are four further well-proportioned bedrooms together with a contemporary family shower room finished to a high standard.

Externally, the property continues to impress with a thoughtfully designed rear garden incorporating a contemporary garden studio complete with power and lighting, offering an ideal space for a home office, gym or additional entertaining area.

Conveniently positioned for access to local amenities, reputable schooling and commuter routes, whilst remaining within easy reach of the town centre and Loughborough University, this is a rare opportunity to acquire a substantial and stylish family home in a sought-after setting. Early viewing is strongly recommended.

## 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.

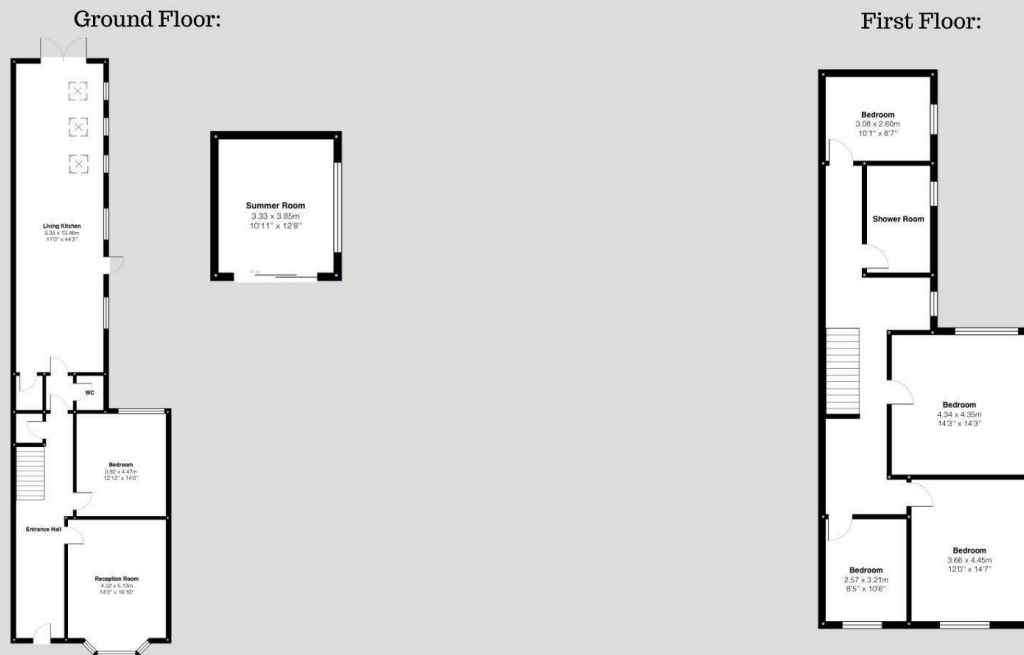
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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## 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



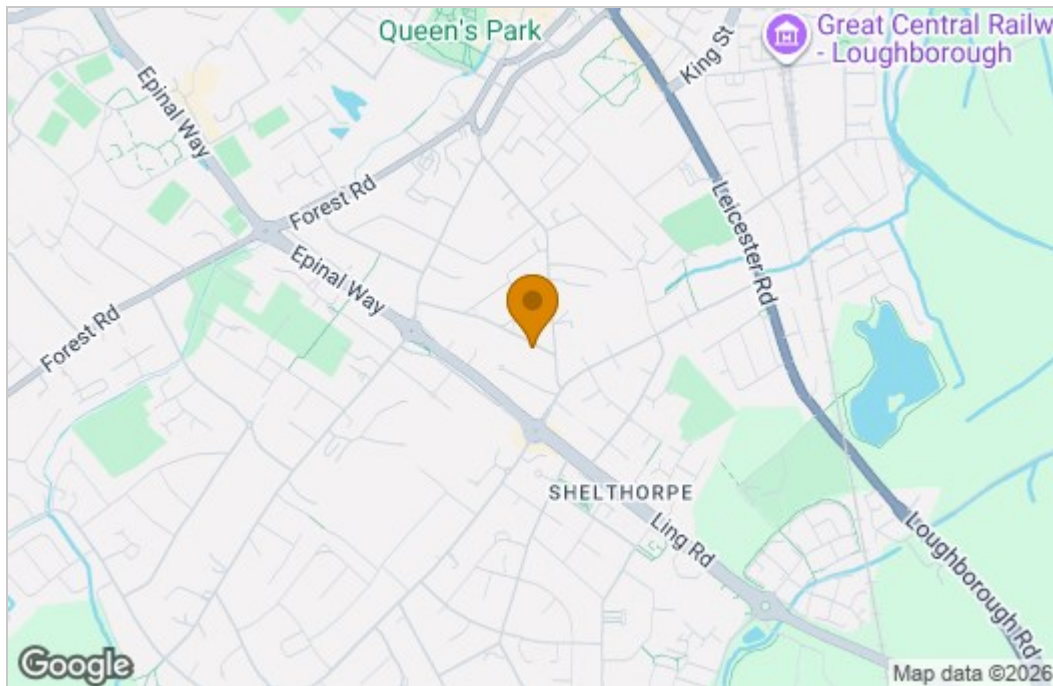
Herrick Road, Loughborough  
Internal Square Footage: Approx 1390 sq.ft

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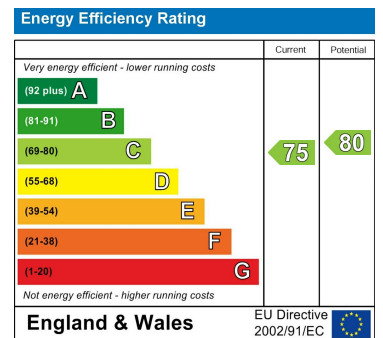
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## Area Map



## Energy Efficiency Graph



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