

Holden's

A Modern Estate Agent



23 Netherhall Drive, Loughborough, LE12 8WF

£680,000

Situated in the highly sought-after village of Quorn, this exquisite six double bedroom detached family home offers spacious and versatile accommodation spread across three well-designed floors and is complete with the rare and unique benefit of a separate self contained annexe space. Renowned for its vibrant boutique shops, charming coffee shops, and a lively community atmosphere, Quorn also boasts excellent local schools, making it one of Charnwood's most desirable locations for prospective homeowners. NO UPWARD CHAIN.

Summary

Upon entering the property via the welcoming front entrance, you are greeted by a spacious hallway that provides seamless access to all principal rooms on the ground floor, as well as elegant stairs ascending to the upper levels complete with 'clever closet' understair storage. The interior immediately impresses with its high-quality finishes, modern decor, and attention to detail, creating a warm yet sophisticated ambiance throughout.

The heart of the home is the stunning newly fitted Master Class kitchen designed by Owen Williams Kitchens, which features a contemporary range of wall and base units with a built in larder offering excellent storage solutions. The kitchen is equipped with a premium induction hob, two built-in full sized ovens with an extractor fan, full size fridge and full size freezer, and a fitted dishwasher, all designed for both everyday family living and entertaining. A striking central island provides additional workspace, extra storage, and a convenient breakfast bar for casual dining. Large Velux windows and a feature side window floods the space with natural light, while French doors open directly onto the landscaped garden, creating an inviting indoor-outdoor flow. Adjacent to the kitchen is a practical utility room, offering space and plumbing for laundry appliances, and providing external access to the driveway for added convenience.

On the ground floor, you'll also find two further reception rooms in the shape of a formal dining room perfect for hosting dinner parties and a spacious lounge, complete with full length fitted storage and with dual-aspect windows that fill the room with natural light. Completing this floor is a modern downstairs WC for guests' convenience.

Upstairs, the master bedroom features a generous dressing area fitted with built-in wardrobes, providing ample storage, and benefits from a luxurious ensuite shower room. Two additional well-sized bedrooms share a contemporary family bathroom, which is fitted with a stylish white suite comprising a bath, WC, and pedestal wash basin.

The second floor hosts two further double bedrooms, each spacious and ideal for family or guest use, along with a sleek shower room featuring a fitted suite, completing the upper-level accommodation.

Externally, the property boasts a beautifully

landscaped south facing and mature garden. The rear garden is designed for outdoor entertaining, with a spacious decking and patio area perfect for summer barbecues and relaxing with family and friends. The garden also features a well-maintained lawn bordered by colorful flower beds, creating a peaceful retreat. To the front, there is a generous double-width driveway providing ample off-road parking.

One of the most exceptional features of this property is the rare and highly desirable addition of a separate self-contained annexe, providing versatile living accommodation that greatly enhances the property's appeal. This self-contained unit offers a private and flexible living space, making it an ideal solution for a variety of purposes. It could serve as a comfortable home for family members or a dedicated home office or workspace.

The separate self contained annexe is thoughtfully designed to maximise comfort and functionality. It features a spacious walk-in living area that is open and inviting, seamlessly connecting to a modern, fitted kitchen. The kitchen is equipped with contemporary appliances and ample cabinetry, making it perfect for preparing meals and entertaining guests. Adjacent to the living space is a generously proportioned double bedroom, providing a peaceful retreat for rest and relaxation. Additionally, there is a stylish shower room with modern fixtures, offering convenience and privacy.

For outdoor living and easy access to the garden, the annexe benefits from elegant double French doors that open directly onto the garden space.

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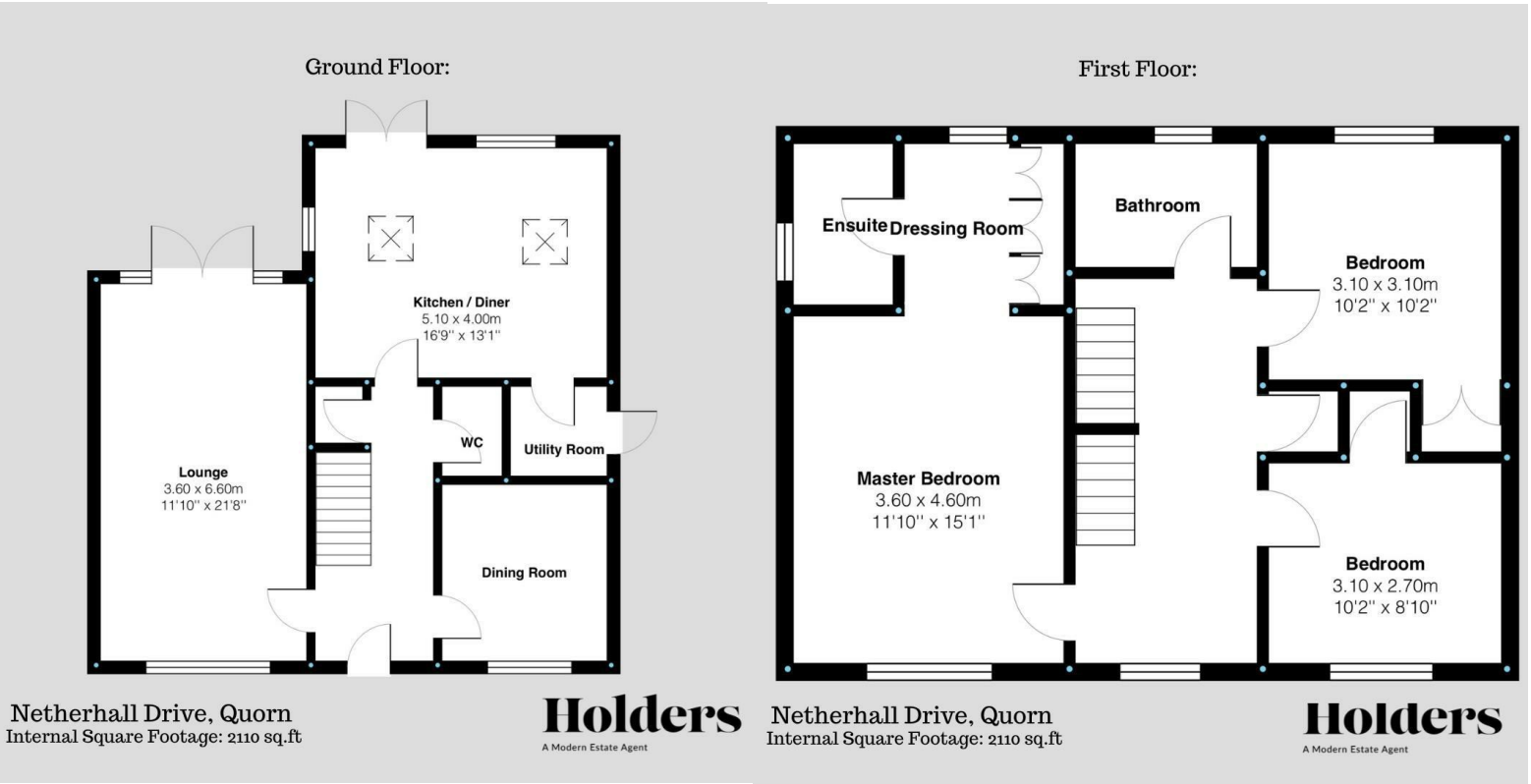
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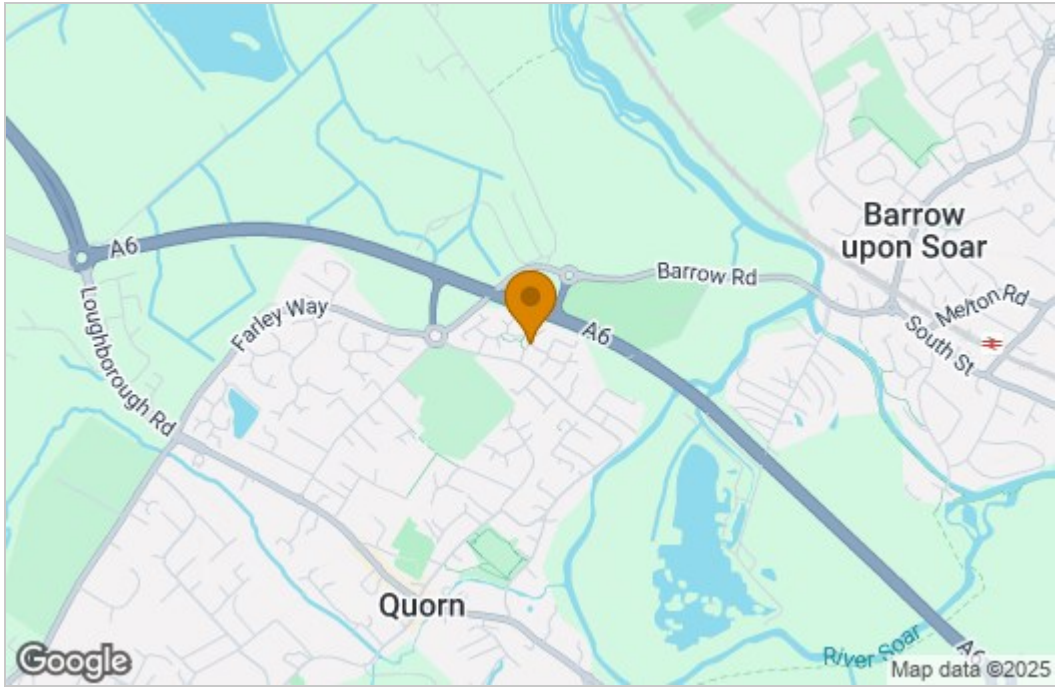
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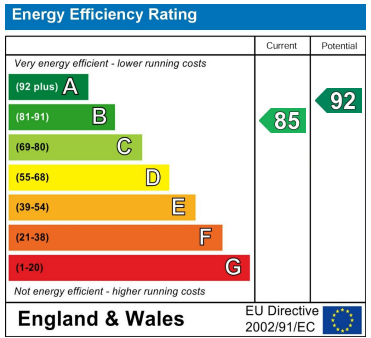
Floor Plan



Area Map



Energy Efficiency Graph



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