

# Holdings

A Modern Estate Agent



119 Seagrave Road, Loughborough, LE12 7TP

£275,000

Holdings are delighted to present this charming three bedroom semi detached home. Offering a very large garden of 0.2 acres approximately and ample living space internally which has huge potential to extend subject to necessary planning consents. The property is ideally suited for first time buyers and investors alike and is ideally located in the popular village of Sileby and all whilst having great transport links and access to all the local amenities.

Nestled in a desirable and well-connected village, this charming home presents an exceptional opportunity for buyers seeking generous living space combined with outstanding outdoor potential. Step inside to discover two spacious reception rooms, thoughtfully designed to provide versatile areas for both relaxing and entertaining guests. Whether you envision a family lounge or a formal dining area, these rooms offer flexible configurations to suit your lifestyle. The interiors are filled with natural light, enhancing the welcoming atmosphere.

At the rear of the property, you'll find a modern, well-positioned kitchen equipped with ample work surfaces, storage options, and modern appliances, it's an ideal space for preparing family meals or hosting dinner parties. Adjacent to the kitchen is a practical utility room, offering additional storage and laundry facilities, adding to the overall convenience of daily living.

Upstairs, the accommodation continues to impress with two generously sized double bedrooms, each capable of accommodating large beds and additional furniture, making them perfect for family members or guests. There is also a comfortable single bedroom, ideal as a child's room, home office, or hobby space. The family bathroom is large and spacious being tastefully appointed and proportioned, featuring modern fixtures and fittings, providing a relaxing retreat after a busy day.

What truly makes this property stand out is its exceptionally large rear garden—a rare and valuable feature in this area. The expansive outdoor space is beautifully mature, with established planting that offers privacy and a tranquil environment. The sizeable garden provides endless opportunities for landscaping, creating a bespoke outdoor sanctuary, or extending the existing footprint (subject to planning permissions). Whether you dream of cultivating a vegetable plot, installing a summer house, or simply enjoying the generous green space, this garden offers limitless potential to tailor to your lifestyle.

Perfectly situated close to a range of local amenities, including shops, schools, and recreational facilities, the property also benefits from excellent commuter links via nearby transport routes. This makes it an ideal home for families, professionals, or those seeking a peaceful yet well-connected community.

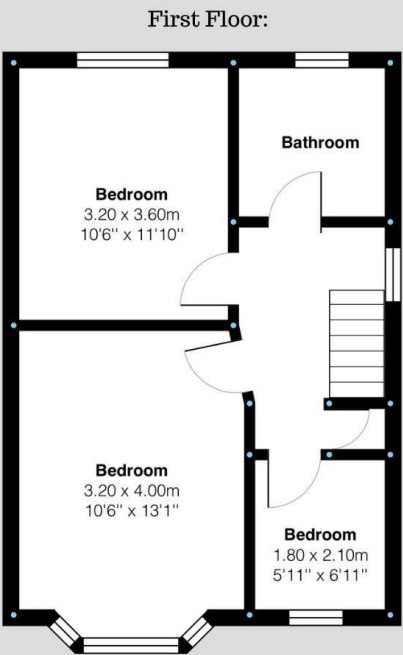
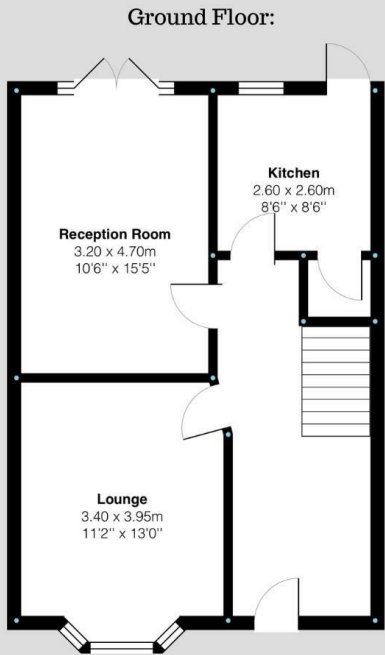
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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note 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



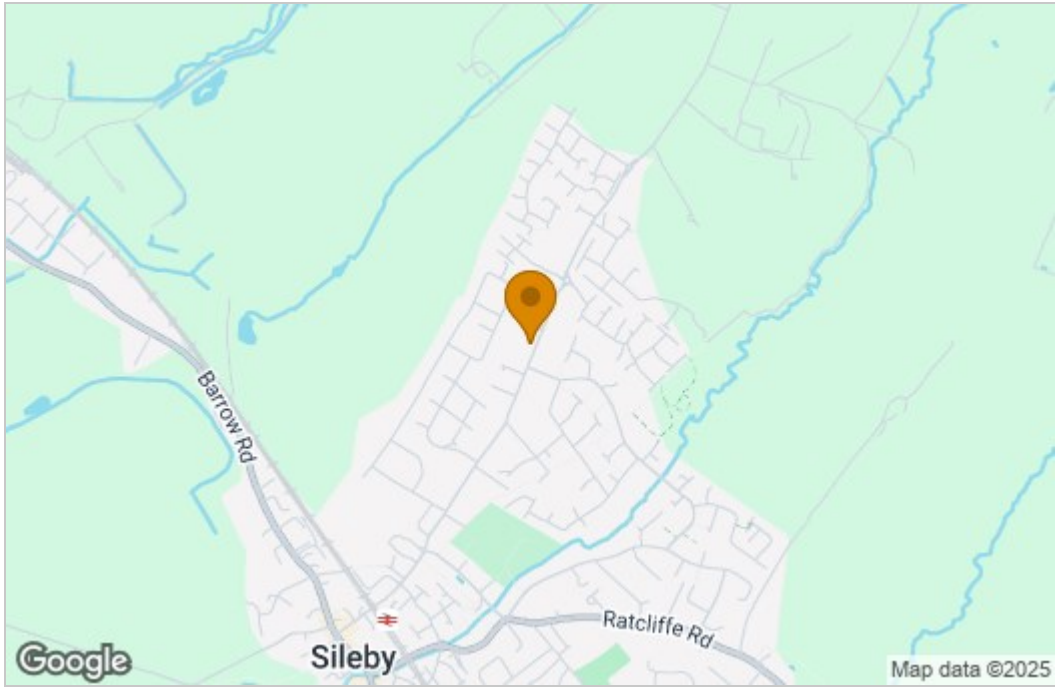
Seagrave Road, Sileby  
Internal Square Footage: 1130 sq.ft

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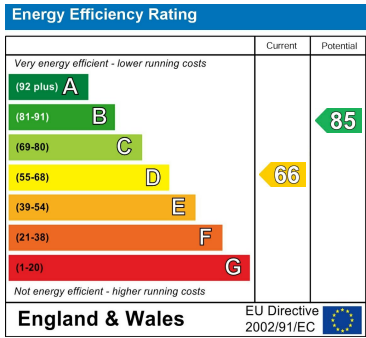
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Area Map



Energy Efficiency Graph



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