

Holden's

A Modern Estate Agent



183 Forest Road, Loughborough, LE11 3HS

Offers over £514,500

This remarkable home on Loughborough's Forest-side offers four bedrooms, two reception rooms, and an open plan living kitchen which is sure to impress! The property also has the added benefit of an access road to the rear which may allow scope for development subject to the necessary planning consents.

Discover this exceptional, one-of-a-kind residence that has undergone a comprehensive transformation, leaving no detail untouched. This meticulously renovated home exudes modern elegance combined with functional practicality, making it a truly outstanding property to acquire.

The striking entrance hall welcomes you with a brand-new, stylish balustrade adorning the staircase, exquisite flooring that flows seamlessly throughout the home, and solid oak doors. This impressive hallway offers direct access to two spacious reception rooms—perfect for versatile living and entertaining—alongside a conveniently located under-stairs storage cupboard, ideal for keeping items out of sight. The centerpiece of the ground floor is undoubtedly the spectacular kitchen and dining area, designed to impress both home chefs and social hosts alike.

The kitchen has been thoughtfully extended to create a bright, airy space illuminated by a stunning vaulted skylight that floods the room with natural light. The cabinetry boasts high-quality grey shaker-style units, topped with striking countertops, offering both style and durability. The kitchen is equipped with top-of-the-line appliances, including a magnificent stainless-steel range cooker with a six-ring hob, an integrated dishwasher, and two built-in wine fridges. A concealed extractor hood maintains the sleek aesthetic. The space is further enhanced by twenty-eight recessed LED downlights, providing excellent illumination, complemented by a stylish pendant light hanging above the generous island countertop - ideal for casual dining or food prep.

Adjacent to the kitchen is the highly practical utility room, offering abundant storage options and equipped with a washing machine and a secondary sink. A notably spacious W.C. provides additional room for laundry appliances, including a tumble dryer, while a clever concealed storage area behind faux cabinet doors offers extra space for household essentials or seasonal items. There is also a walk in pantry area offering further storage space to suit the buyers needs.

The ground floor also features two generously proportioned reception rooms— a sitting room and a versatile living room—each offering flexible living options. The living room benefits from charming dual-aspect windows that flood the space with natural light and accentuate the high ceilings, creating an airy, inviting atmosphere. The sitting room boasts a classic bay window and a striking

central chimney breast with an elegant tiled hearth, perfect for creating a warm focal point.

Upstairs, the home continues to impress with four spacious bedrooms and two beautifully appointed bathrooms. The principal suite is truly exceptional, measuring nearly twenty feet in length, with ample space remaining for additional furniture. The luxurious en-suite bathroom elevates this master retreat, featuring a freestanding bathtub, a walk-in shower, pristine tiling, and his-and-hers wash basins integrated into a stylish fitted unit.

The remaining bedrooms include two generous double rooms and a versatile single bedroom, which could serve as a nursery, home office, or guest room. The family bathroom boasts a full-length bathtub with shower over, and brand-new fittings throughout.

Externally, the property offers a substantial front driveway capable of comfortably parking six or more vehicles. To the side, a well-maintained timber outbuilding provides an ideal space for gardening enthusiasts or hobbyists. The extensive rear garden is a highlight, featuring a sizeable garage at the far end—perfect for a workshop or additional storage—accessed via an additional vehicular entrance at the bottom of the plot. This space could also allow for potential development subject to the necessary planning consents. The garden's generous size and thoughtful layout make it suitable for outdoor entertaining, play, or relaxation.

Located on Forest Road, one of Loughborough's most prestigious addresses, this home benefits from excellent proximity to highly regarded local schools, amenities, the town centre, and the university. A truly exceptional property combining modern upgrades with timeless charm, ready to welcome its next fortunate owner.

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.

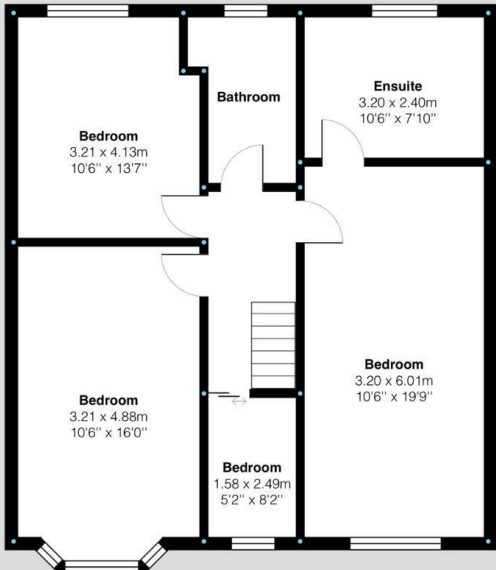
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Floor Plan

Ground Floor:



First Floor:



Forest Road, Loughborough
Internal Square Footage: 1718 sq.ft

Holders
A Modern Estate Agent

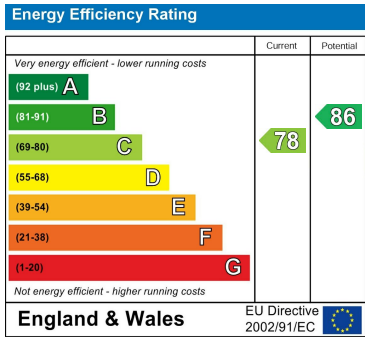
Forest Road, Loughborough
Internal Square Footage: 1718 sq.ft

Holders
A Modern Estate Agent

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk