

Holden's

A Modern Estate Agent



37 Leconfield Road, Loughborough, LE11 3SP

£390,000

A beautifully presented detached family home located in the sought-after Forestside of Loughborough within walking distance to Holywell School.

This spacious property benefits from gas central heating and UPVC double glazing throughout. The accommodation offers four to five well-proportioned bedrooms within the main residence and a separate annexe, a comfortable lounge, a separate dining room, a modern kitchen, a conservatory, and a convenient downstairs WC.

Summary

This beautifully presented detached family home is ideally situated in Loughborough and offers spacious and versatile accommodation throughout. The property features a block-paved driveway providing ample off-road parking and access to a carport and garage.

Inside, a light and welcoming hallway leads to the ground floor accommodation, which includes a comfortable lounge, separate dining room, modern fitted kitchen with Quartz work surfaces, a conservatory overlooking the rear garden, a home office, and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Outside, the rear garden is mainly laid to lawn with a patio seating area and fenced boundaries, providing an ideal space for outdoor relaxation. The property also benefits from an outbuilding that houses a garage and a self-contained annex comprising two additional bedrooms and a shower room—perfect for guests, extended family, or use as a home studio.

Early internal viewing is highly recommended to fully appreciate the accommodation on offer.

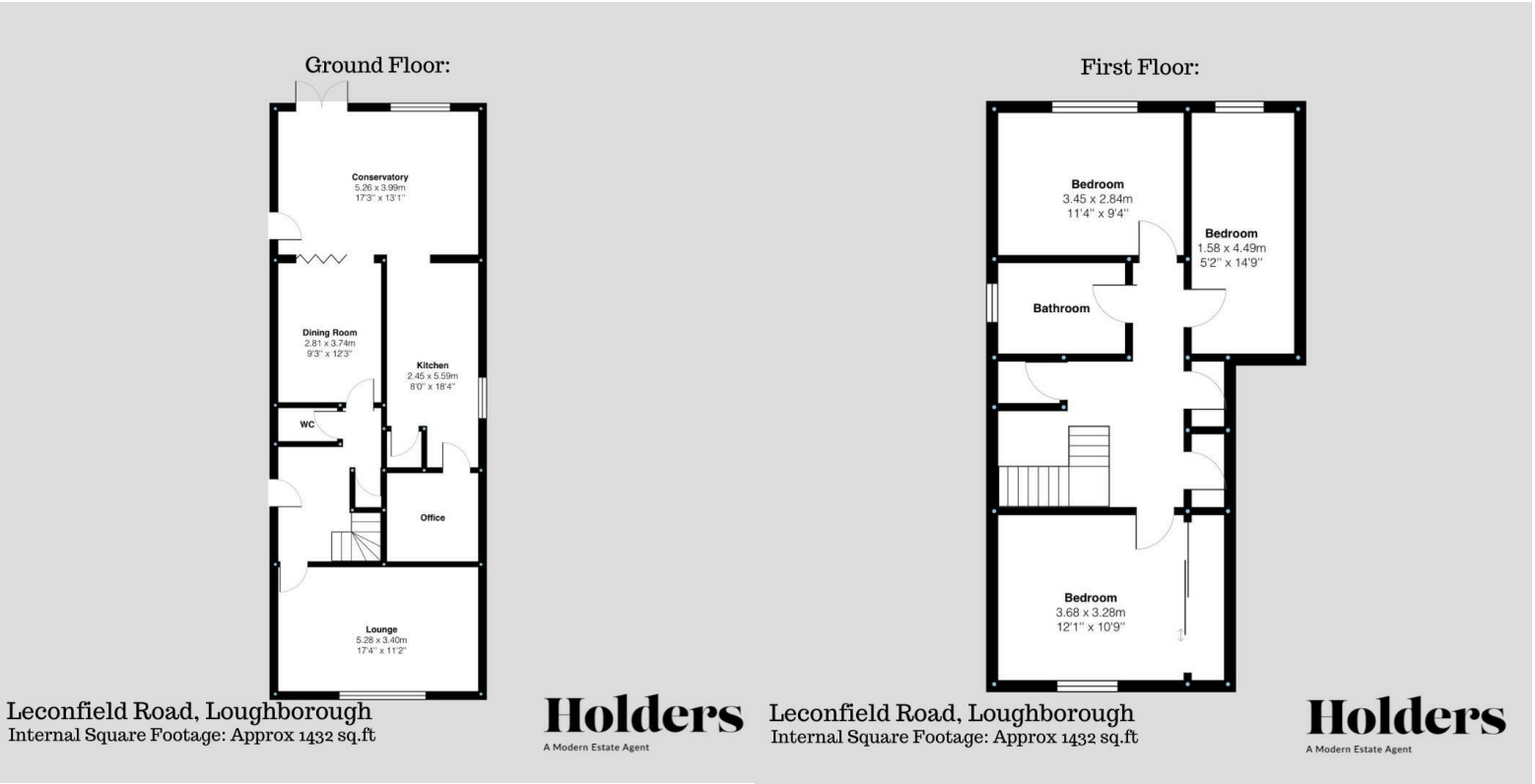
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To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

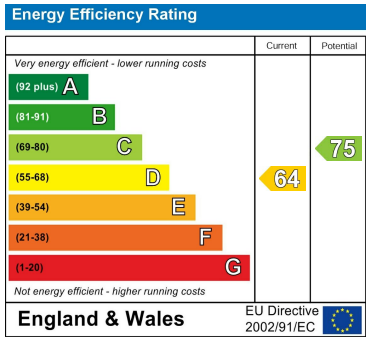
Floor Plan



Area Map



Energy Efficiency Graph



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