Holders

A Modern Estate Agent

222 Nanpantan Road, Loughborough, LE11 3YE

£270,000

Situated in a sought-after Forestside location on Nanpantan Road, this attractive character cottage enjoys stunning meadow and woodland views to the rear and offers spacious accommodation arranged over three floors. Featuring three double bedrooms, a stylish dining kitchen, period fireplaces and a long rear garden, the property combines charming original features with modern living close to The Outwoods and within the Holywell Primary School catchment area.

Summary
Set within one of Loughborough's most desirable Forestside locations, this charming character cottage enjoys picturesque meadow and woodland views to the rear whilst being just moments from The Outwoods and within the catchment for Holywell Primary School. Offering spacious accommodation across three floors, the property combines original character with tasteful modern improvements, creating a superb home for professionals, couples or growing families.

The property is entered through a solid oak door into a cosy yet spacious living room where exposed brickwork, an oak lintel and an attractive fireplace create a welcoming focal point. The living space flows through into a generously proportioned dining kitchen positioned at the rear of the property, designed with both practicality and entertaining in mind. French doors provide direct access to the garden and allow plenty of natural light into the room, while the shaker-style kitchen is fitted with a range of integrated appliances and enjoys delightful views across the garden and open countryside beyond. A feature cast iron fireplace adds further charm and character to this sociable space.

The first floor offers two well-sized double bedrooms together with a stylish family bathroom fitted with contemporary fixtures, tiled finishes and a shower over the bath. Occupying the top floor is a further spacious double bedroom which also lends itself perfectly to use as a home office or hobby room, complete with skylight windows and useful storage space.

Outside, the cottage is set behind a traditional stone wall with gated access to the front entrance, while the rear garden extends to an impressive length and has been thoughtfully arranged with lawned sections, established planting and two seating areas positioned to enjoy the peaceful surroundings. The far end of the garden takes full advantage of the attractive meadow and woodland backdrop, creating a particularly tranquil setting.

Ideally positioned for countryside walks, local amenities and commuter access, this beautiful cottage offers a rare opportunity to acquire a character home in a highly sought-after location.

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.

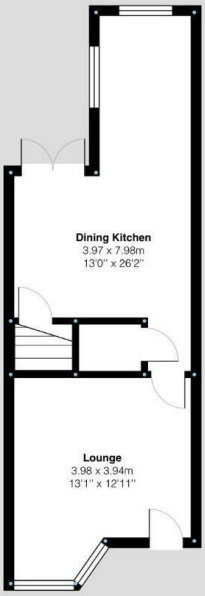
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

Extra Information
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

Ground Floor:



Nanpantan Road, Loughborough
Internal Square Footage: Approx 926 sq.ft

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First Floor:

Nanpantan Road, Loughborough
Internal Square Footage: Approx 926 sq.ft

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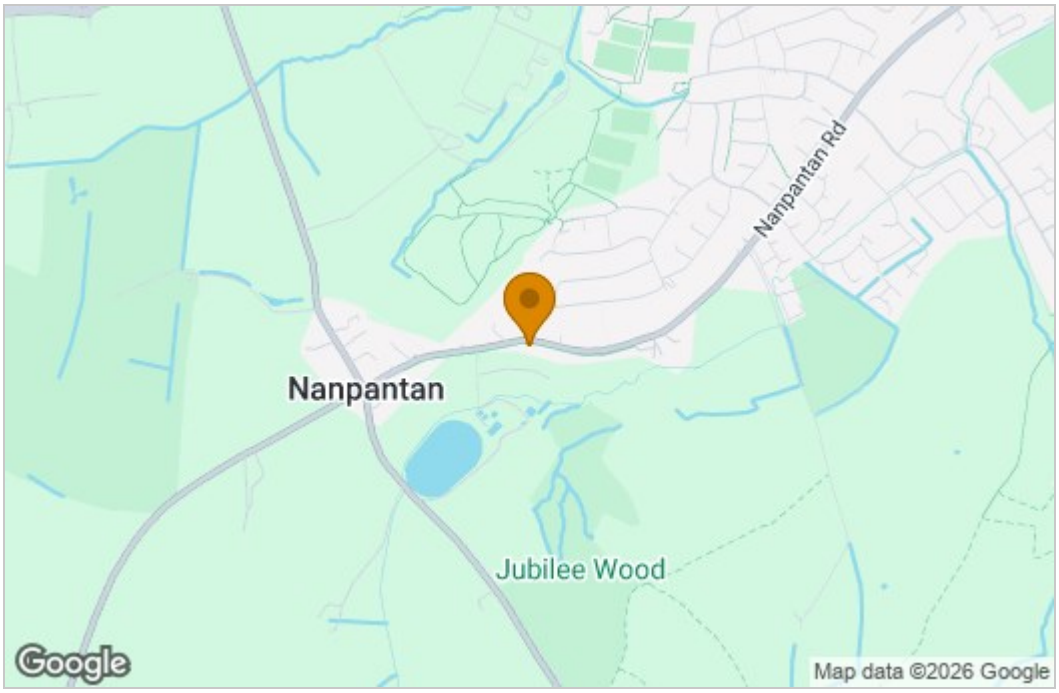
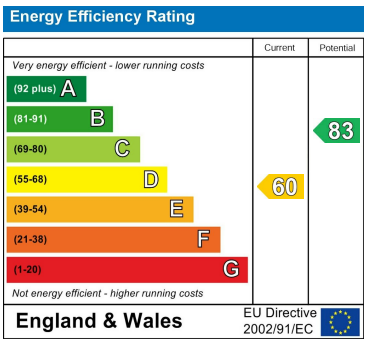
Area Map



Energy Efficiency Graph



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