

Holdings

A Modern Estate Agent



44 Adam Dale, Loughborough, LE11 3HD

£310,000

This well-presented three storey townhouse offers spacious and versatile accommodation, including three bedrooms, a principal suite with dressing room and en suite, a modern kitchen/diner, and separate extended dining room with access to a private rear garden. Situated on the popular Kingfisher estate close to Loughborough University and the town centre, the property also benefits from two allocated parking spaces and is ideal for families, professionals or investors.

Summary

Situated at Adam Dale in Loughborough on the popular Kingfisher estate, this well-presented three storey townhouse offers an excellent opportunity for a wide range of buyers seeking spacious and versatile accommodation in a highly regarded residential setting. The property benefits from close proximity to Loughborough University and the town centre, making it particularly appealing for families, professionals and investors alike.

The accommodation is arranged over three floors and is thoughtfully laid out to maximise both space and practicality. Upon entering the property, you are welcomed into a hallway with stairs rising to the first floor and access through to a comfortable lounge. The lounge enjoys natural light from windows to the front and side elevations and features a fireplace with an attractive surround, creating a cosy yet spacious living area. From here, an inner vestibule provides access to a convenient downstairs cloakroom and leads through to the kitchen/diner at the rear which in turn opens out to the recently extended dining room, enjoying access to the rear via bi-fold doors.

The kitchen/diner is fitted with a range of wall and base units with work surfaces over, incorporating a gas hob, electric oven and stainless steel sink. There is space for essential appliances as well as a dining table, making it an ideal space for both everyday living and entertaining. Patio doors open directly onto the rear garden, enhancing the indoor-outdoor flow.

To the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom. Both bedrooms offer comfortable accommodation with pleasant outlooks, while the bathroom is fitted with a white suite including a bath with shower over.

The second floor is dedicated to the impressive principal bedroom suite, boasting a dressing room fitted with a range of wardrobes. This in turn provides access to a generous en suite bathroom, featuring a bath, separate shower, wash hand basin and low level WC, along with an airing cupboard.

Externally, the property continues to impress. To the front there is a gravelled garden area, while to the side there are two allocated parking spaces with gated access leading to the rear. The enclosed rear garden provides a private outdoor space, featuring a patio seating area, lawn, paved

pathways and a timber garden shed, ideal for relaxing or entertaining.

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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.

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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/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Ground Floor First Floor Second Floor

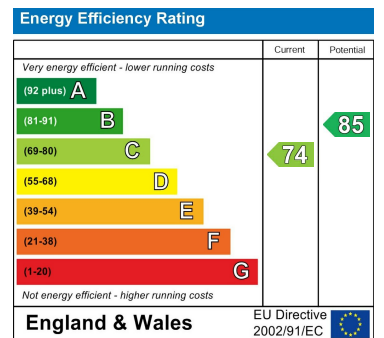
Adam Dale, Loughborough
 Internal Square Footage: Approx 1100 sq.ft



Area Map



Energy Efficiency Graph



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