

Holders

A Modern Estate Agent



15 Leslie Close, Loughborough, LE11 5YG

Guide price £235,000

A fantastic opportunity to purchase this well presented three-bedroom semi-detached family home, located in the highly sought-after Dishley area set on a double width plot providing scope for extension to side and rear elevations subject to the necessary planning consents. NO UPWARD CHAIN.

Summary

Situated in a quiet cul-de-sac, the property is conveniently close to local amenities and falls within the Robert Bakewell Primary School catchment area. It also benefits from gas-fired central heating and double glazing throughout.

The accommodation offers an inviting entrance hallway, a spacious lounge with stairs rising to the first floor, a ground-floor W/C, and a dining kitchen. To the first floor are three well-proportioned bedrooms and a shower room. Outside, the property boasts a driveway providing ample off-road parking leading to a garage, along with side gated access to a private, enclosed double width rear garden.

Upon entry, you're greeted by a hallway leading to all ground floor accommodation and a large storage cupboard. To the left is a light and airy Lounge making a great space for all the family to enjoy. The room is complete with a focal fireplace, window and door to the rear garden and stairwell providing access to the first floor. There is also a handy ground-floor W.C.—perfect for guests and everyday family living. The dining kitchen provides generous space for family meals and entertaining and has a large pantry cupboard.

Upstairs, a spacious landing leads to two large storage cupboards, ideal for keeping household essentials neatly tucked away. All three double bedrooms are well-proportioned, offering plenty of room for relaxation. A shower room completes the first floor, providing comfort and convenience for daily routines.

Practicality is a key feature of this property, which sits just around the corner from the well-regarded Robert Bakewell Primary School—an excellent advantage for families with young children. Outside, the home benefits from a driveway and single garage, ensuring ample parking. The rear garden is larger than average and set on a double width plot. The garden is thoughtfully designed and includes a decking area ideal for alfresco dining, planted borders and hedge surrounds.

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.

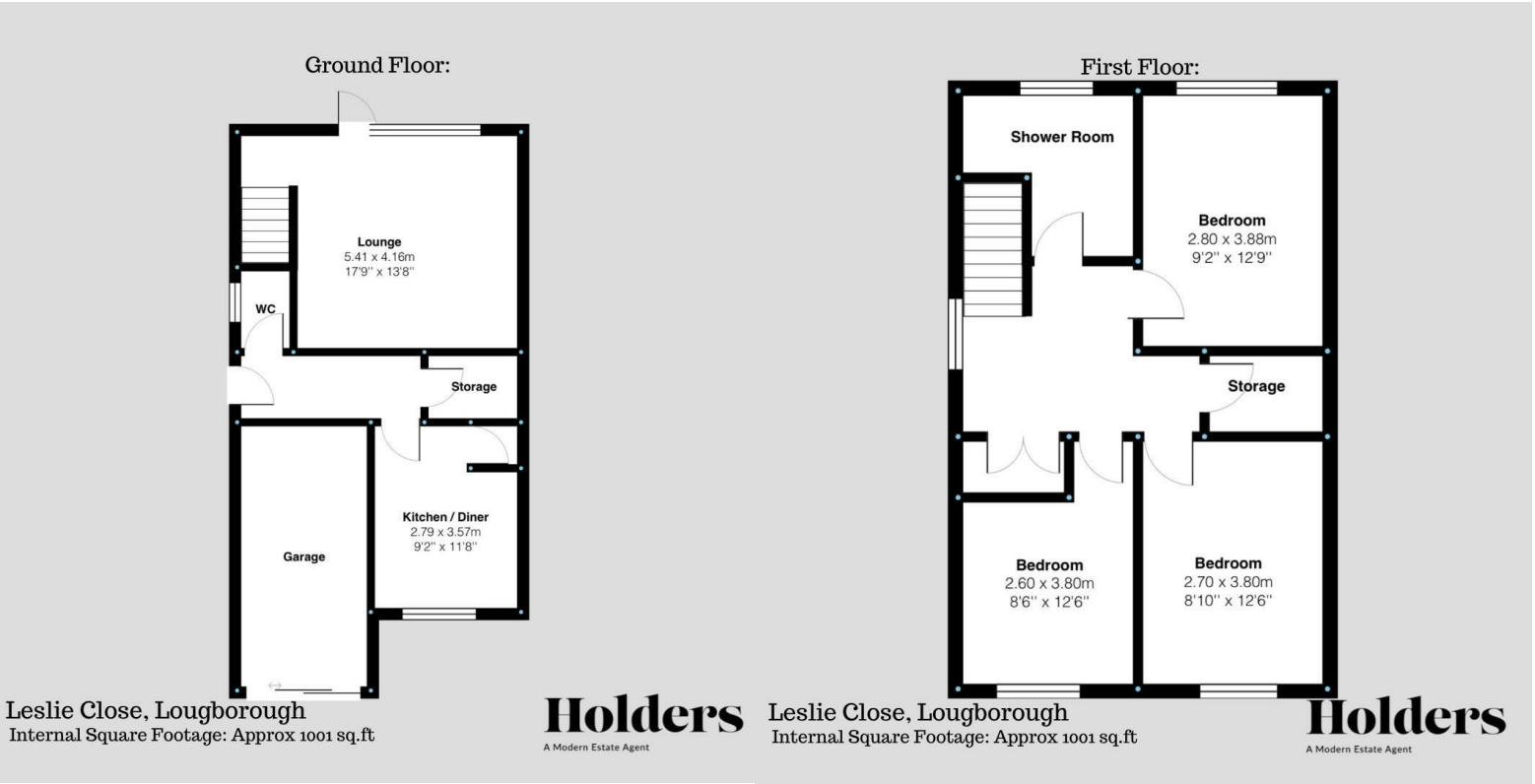
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

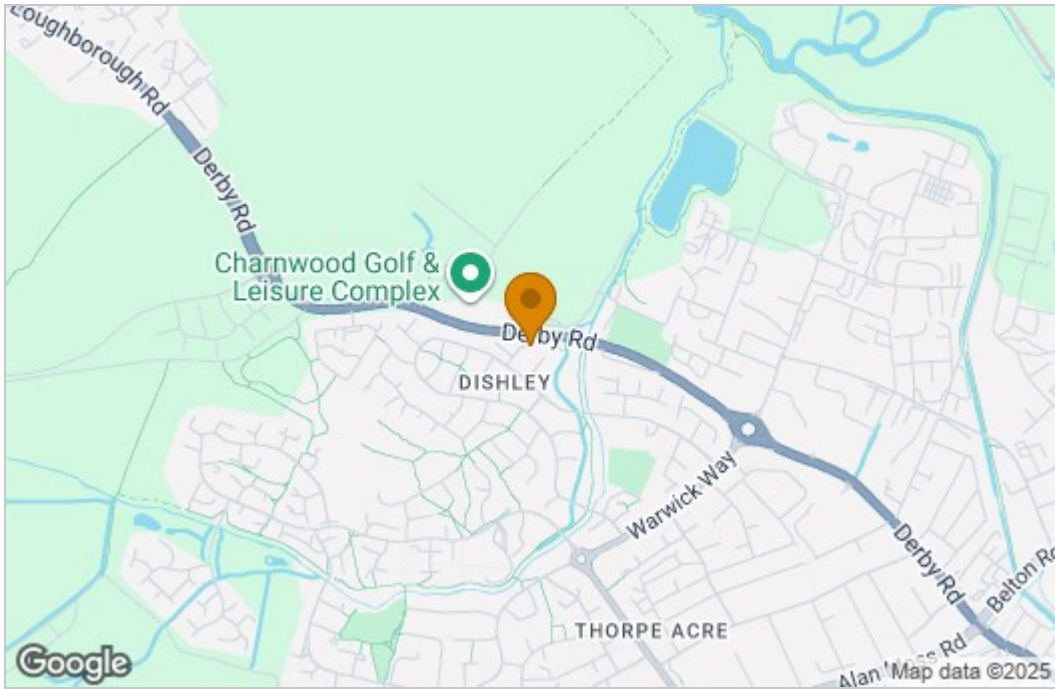
Extra Information

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

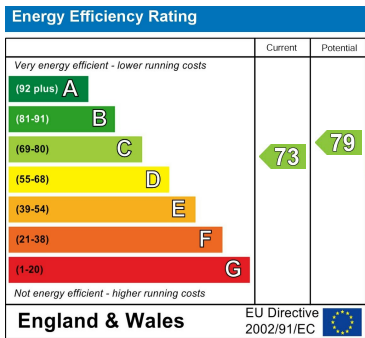
Floor Plan



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.