

Holden's

A Modern Estate Agent



157 Knightthorpe Road, Loughborough, LE11 5JR

£284,000

An excellent opportunity to acquire this extended charming three-bedroom semi-detached family home, ideally located in the friendly and sought-after area of Loughborough. Beautifully presented throughout, the property offers a perfect blend of modern comfort and generous living space, ideal for families or anyone seeking a spacious and convenient home.

Summary

This beautifully presented three-bedroom semi-detached family home offers a wonderful combination of modern style and comfortable living, perfectly positioned in a friendly and well-connected area of Loughborough. Thoughtfully extended and maintained, the property provides spacious and versatile accommodation ideal for family life.

Upon entering the home, you are welcomed into a bright and inviting hallway that leads to two generous reception rooms. The front reception room offers a cosy and relaxing space, perfect for unwinding with family or entertaining guests. The second reception room, located towards the rear, provides excellent flexibility and can be used as a formal dining room, playroom, or home office depending on your needs.

At the heart of the home is the impressive, recently extended kitchen/diner. Designed with both style and practicality in mind, this space features contemporary appliances, sleek cabinetry, and ample worktop space. The large dining area provides a perfect setting for family meals or social gatherings, with plenty of room for a dining table and seating. Bi-folding doors open out to the garden, filling the space with natural light and creating a seamless connection between indoor and outdoor living.

Upstairs, the property offers three comfortable and well-proportioned bedrooms, each providing a calm and welcoming atmosphere. The main bedroom is bright and spacious, with plenty of room for storage, while the remaining two bedrooms are ideal for children, guests, or as a home office. The family bathroom is modern and well maintained, featuring contemporary fixtures and fittings, including a bathtub with shower over, washbasin, and WC.

The property benefits from full central heating and double glazing throughout, ensuring a warm and energy-efficient environment all year round. Outside, a private driveway provides convenient off-road parking.

To the rear, the large private garden offers a wonderful outdoor space, ideal for relaxation, gardening, or playtime with the family. The garden is well enclosed, providing a safe and peaceful setting to enjoy time outdoors.

Located close to a range of local amenities

including shops, parks, schools, and excellent transport links, this delightful home is perfectly positioned for family living. The area is known for its welcoming community feel and easy access to nearby town facilities and commuter routes.

This charming and spacious home is ready to move straight into and enjoy. Viewing is highly recommended to appreciate all that this impressive property has to offer.

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.

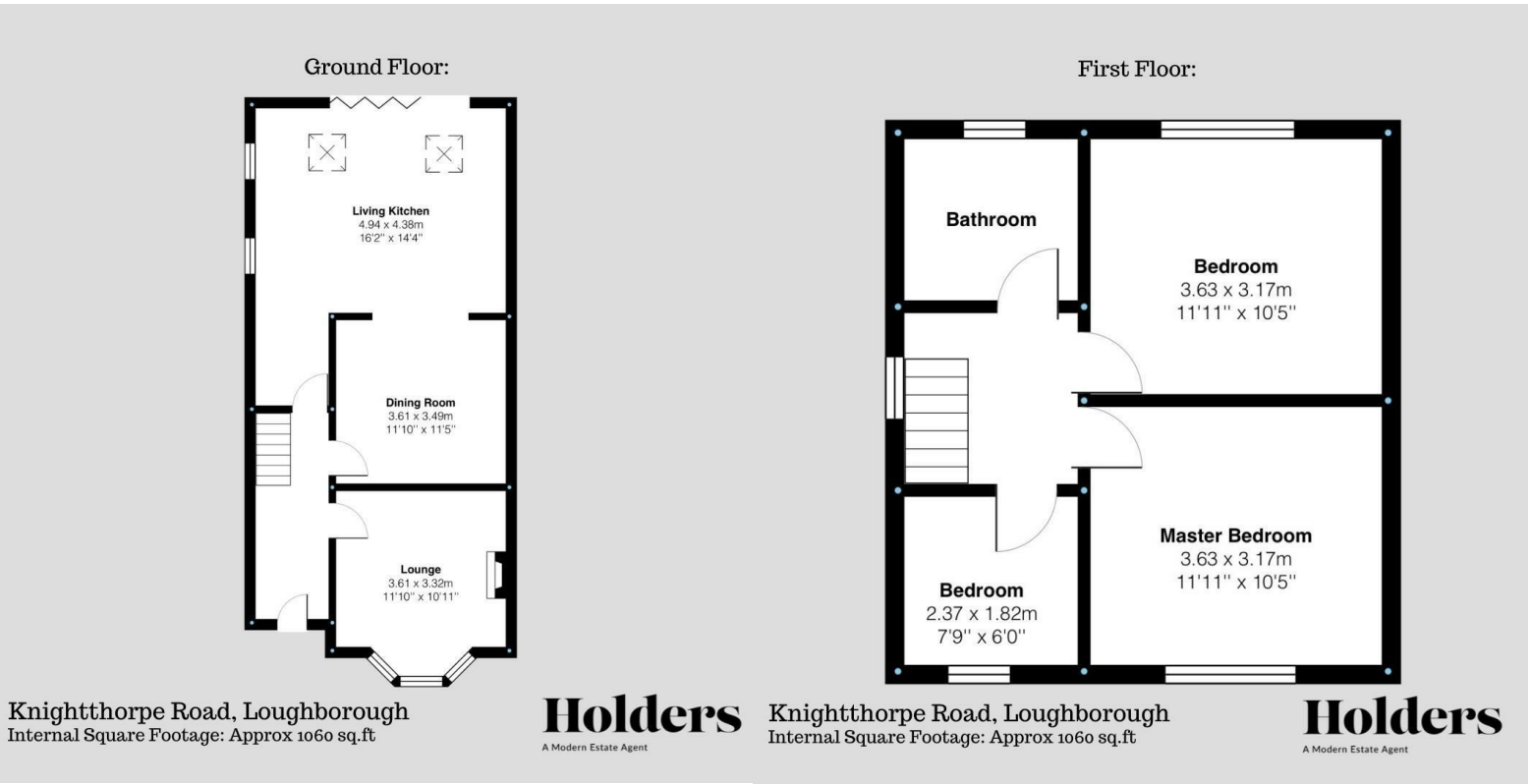
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

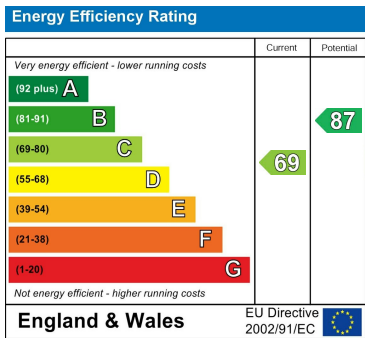
Floor Plan



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.