Holders

A Modern Estate Agent









35 Fairmount Drive, Loughborough, LE11 3JR

£490,000

Situated on the highly regarded Forest Side of Loughborough, this impressive extended four bedroom semi-detached family home offers spacious and versatile accommodation, characterful features and a beautifully established rear garden. The property enjoys an enviable location, with Loughborough town centre, excellent schools, commuter links and the Charnwood Forest countryside all within easy reach.

The welcoming entrance hall retains its original oak flooring, leading to a bay-fronted lounge with an attractive open fireplace. To the rear, a separate dining room features bi-fold doors opening onto the covered patio, creating an excellent space for entertaining. The well-appointed kitchen offers extensive storage, a double oven, integrated dishwasher and walk-in pantry, with further bi-fold doors providing a seamless connection to the garden. A useful utility room and downstairs WC complete the ground floor.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with walk-through dressing area and en-suite shower room. Two further double bedrooms, a fourth bedroom currently used as a home office and a contemporary family shower room complete the first floor.

Outside, the property benefits from a block-paved driveway, single garage and attractive frontage. The generous rear garden is a particular highlight, featuring a covered patio terrace, pergola and hot tub, together with extensive lawns and mature, well-stocked borders providing excellent privacy. Towards the rear, the garden offers a more secluded, woodland-style setting, complete with fruit trees, greenhouse and timber shed.

Combining generous family accommodation, excellent entertaining space and a superb mature garden in one of Loughborough's most desirable locations, this is a wonderful opportunity to acquire a much-loved family home.

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.

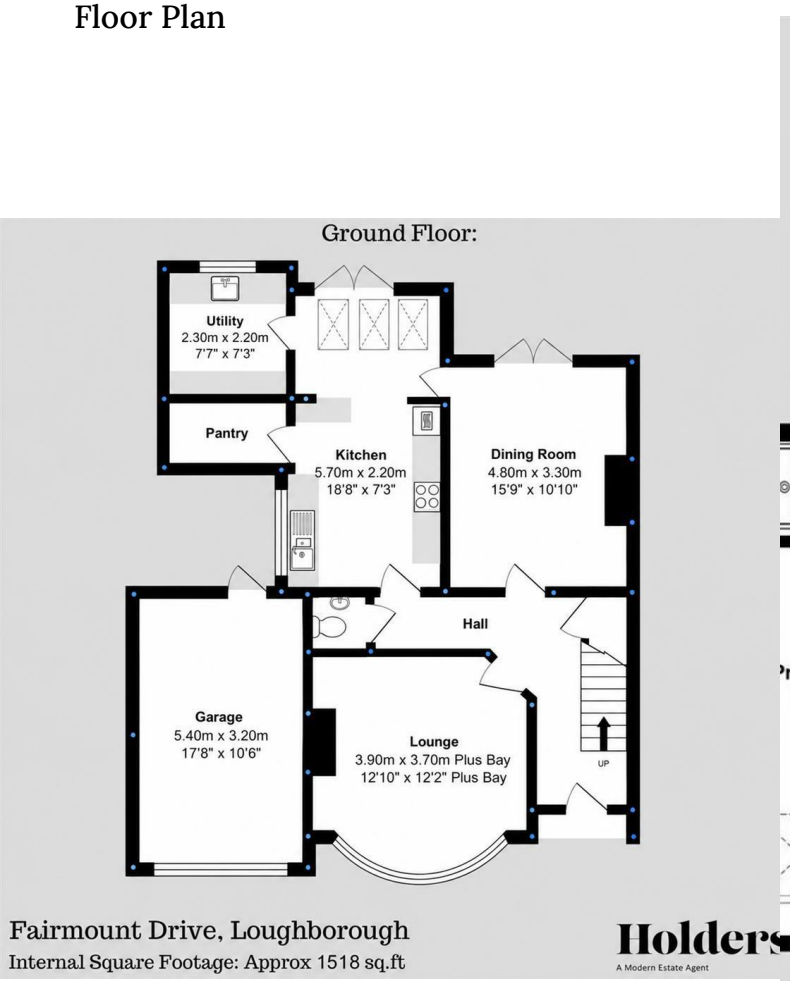
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

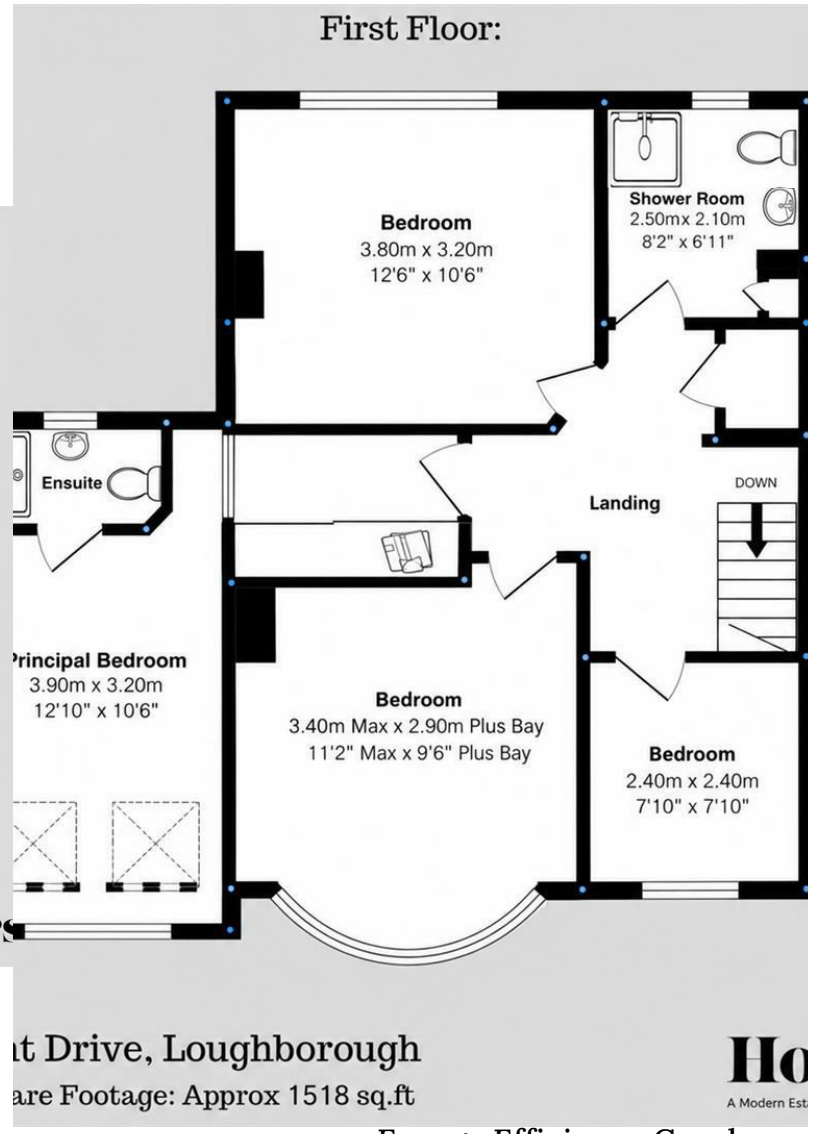
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make 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

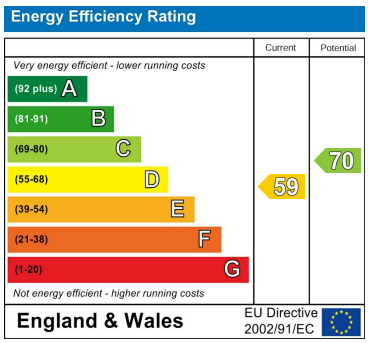




Area Map



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.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk