

# Holdings

A Modern Estate Agent



192 Forest Road, Loughborough, LE11 3HU

Offers over £475,000

A spacious detached, four bedroom family home situated in one of Loughborough's most sought-after locations, occupying an attractive plot within close proximity of the town. NO UPWARD CHAIN. The property has had previous planning permissions approved (please see images) to allow scope for further development subject to the necessary planning consents.

## Summary

The property is entered via a welcoming entrance porch which opens into a spacious entrance hallway. The hallway creates a pleasant first impression and provides access to the principal ground floor accommodation.

The main lounge is a generously sized and inviting room, centred around a feature fireplace which provides a charming focal point. Double doors lead through to the dining room, allowing the space to be opened up for larger gatherings or closed off for more intimate use. The dining room is a particularly impressive room, boasting a large bay window that floods the space with natural light, along with a side door offering further access to the garden. This arrangement makes the dining area ideal for entertaining and family occasions.

Providing further living space is a further reception room situated to the left of the property complete with dual aspect and double doors leading to the rear garden.

Also located on the ground floor is a convenient downstairs WC. The modern fitted kitchen is well appointed and offers a practical and stylish working environment. It is fitted with a range of contemporary units and includes a freestanding oven, with ample space available for additional appliances. A rear door provides direct access to the garden, making this space particularly convenient for everyday use and entertaining.

The first floor offers well-balanced and spacious accommodation. The principal bedroom is a generous master suite, featuring fitted bedroom furniture and a bay window overlooking the rear garden, providing both pleasant views and excellent natural light. Bedroom two is a well-proportioned double room located to the front of the property, while bedroom three is also a double room, offering flexibility for family living or guest accommodation. The fourth bedroom is complete with a useful storage cupboard, making it an ideal workspace or occasional bedroom.

The main bathroom is fitted with a corner bath with shower over and incorporates a useful boiler cupboard. In addition, there is a separate WC, which adds to the practicality of the first-floor layout and is particularly beneficial for family living.

Externally, the property is set back behind a delightful front garden which also provides off-road

parking for approximately three vehicles. A side gate offers access to the attractive and generously sized rear garden. The rear garden is a particular feature of the property, offering a combination of a patio seating area and a well-maintained lawn, surrounded by established plants and mature trees which provide both privacy and visual appeal. To the rear of the garden is a detached garage equipped with power and lighting, along with an additional external storage area, offering excellent space for storage, hobbies or workshop use.

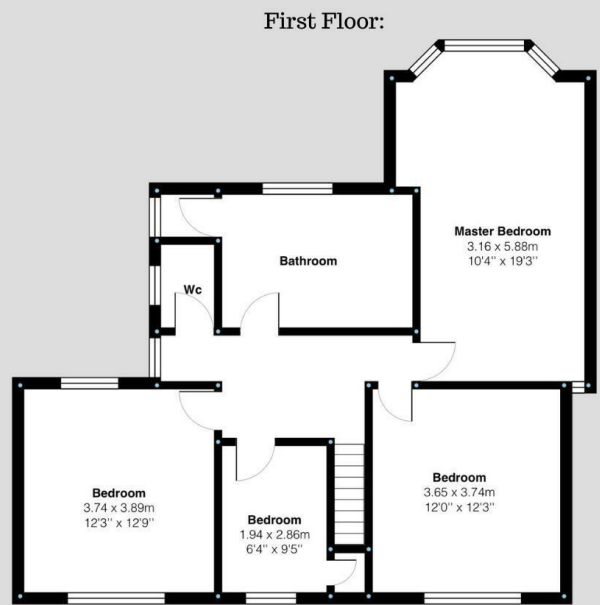
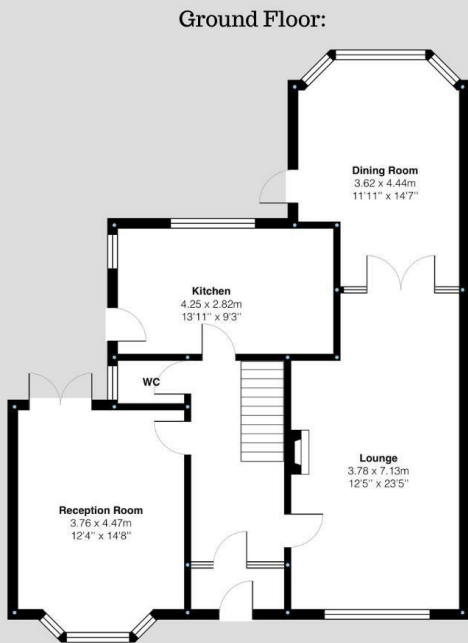
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# Floor Plan



Forest Road, Loughborough  
Internal Square Footage: Approx 1636 sq.ft

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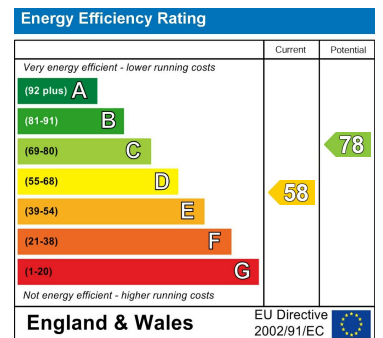
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## Area Map



## Energy Efficiency Graph



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