

Holdern

A Modern Estate Agent



60 Beacon Road, Loughborough, LE11 2BQ

£340,000

A deceptively spacious four-bedroom, three-storey home extending to approximately 1,379 sqft, combining period character with contemporary touches, including a stylish Shaker-style dining kitchen, modern shower room and family bathroom. Offered with no upward chain, the property also benefits from a low-maintenance rear garden and an excellent location close to Loughborough town centre, local amenities, schools and transport links.

Summary

Offered to the market with no upward chain, this impressive and deceptively spacious four-bedroom home provides well-proportioned accommodation arranged over three floors, extending to approximately 1,379 sqft. Combining attractive period character with contemporary touches, the property offers a versatile layout ideally suited to modern family living.

The ground floor opens into a welcoming entrance hall, with the front-aspect lounge providing a comfortable principal reception room. Featuring useful built-in storage cupboards and a door leading through to the rear, the lounge is a versatile and inviting space.

To the rear of the property is the stylish Shaker-style fitted dining kitchen, creating an attractive setting for everyday family life and entertaining. The contemporary ground floor shower room is also positioned to the rear and complements the accommodation particularly well.

The first floor provides three bedrooms alongside a well-appointed family bathroom, whilst the second floor is dedicated to a generous fourth bedroom. This excellent additional room offers considerable versatility and could be utilised as a principal bedroom, guest bedroom, home office or additional reception space, depending upon the purchaser's requirements.

To the rear, the property enjoys a low-maintenance gravelled garden, thoughtfully complemented by mature shrubs and providing a pleasant outdoor space in which to relax and entertain. The garden is particularly well suited to those looking for an attractive outside space without extensive maintenance.

Situated on Beacon Road, the property is conveniently positioned for access to Loughborough town centre, with its excellent range of shops, cafés, restaurants and leisure facilities. There are also good local transport links and access to a range of well-regarded schools, while Loughborough's railway station provides excellent connections for commuters.

With its generous three-storey layout, four bedrooms, stylish dining kitchen, contemporary shower room and bathroom, attractive reception accommodation and manageable rear garden, 60 Beacon Road offers a superb opportunity for buyers seeking a substantial and characterful home

in a well-connected Loughborough location. Offered with no upward chain, an early viewing is highly recommended.

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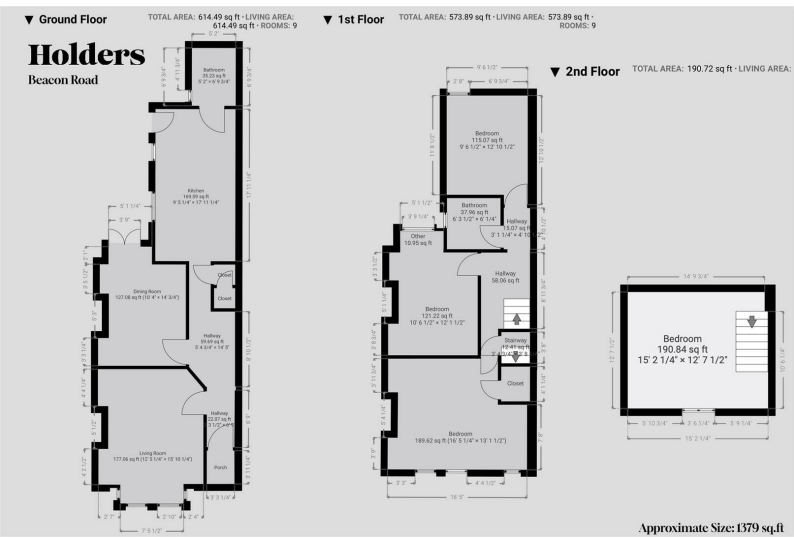
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To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

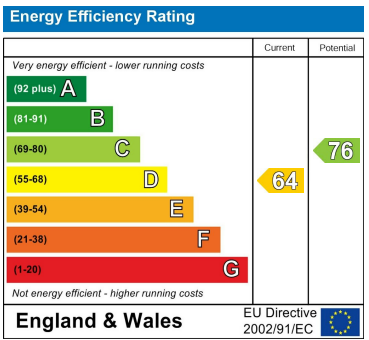
Floor Plan



Area Map



Energy Efficiency Graph



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