

# Holders

A Modern Estate Agent



**1 Welchman Close, Loughborough, LE11 2US**

**Offers over £335,000**

A great opportunity to purchase this attractive and well maintained three double bedoomed detached family home. The property occupies a lovely position in a tucked away road servicing just Welchman Close and has the benefit of a garage, off road parking and is in immaculate condition throughout. This inviting family home was constructed by Jelson Homes and is located in the popular Grange Park development, within close proximity of lovely countryside walks and a range of local shops and amenities. Access to Loughborough town centre and the city of Leicester is also easy for commuters and the Charnwood Forest is a short drive away.

A fantastic opportunity to acquire this attractive and exceptionally well-maintained three-bedroom detached family home, occupying a delightful position within a private plot. Presented in immaculate condition throughout, the property benefits from a garage, off-road parking, and thoughtfully arranged accommodation ideal for modern family living.

Constructed by the well-regarded Jelson Homes, the property is situated within the highly popular Grange Park development. The location offers the perfect balance of convenience and lifestyle, with easy access to a range of local shops, amenities, and excellent countryside walks nearby. Loughborough town centre and the city of Leicester are both readily accessible for commuters, while the beautiful Charnwood Forest is just a short drive away.

The home offers a generous floor area arranged over two floors and is fitted throughout with uPVC double glazing and gas central heating.

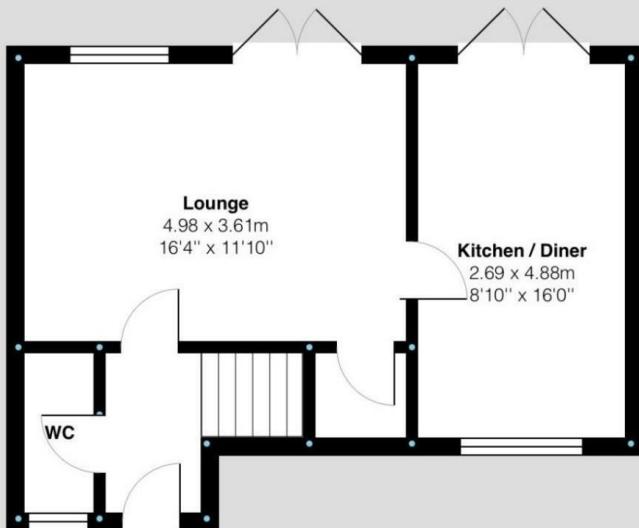
The ground floor accommodation briefly comprises a welcoming entrance hall, a convenient ground floor WC, and a bright and spacious sitting room with direct access to the rear garden. To the front and rear of the property is a well-proportioned kitchen/diner, providing an excellent family and entertaining space, complete with French doors opening onto the rear garden.

To the first floor, a light and airy landing gives access to three well-sized double bedrooms and a modern family bathroom. The principal bedroom further benefits from en-suite facilities, adding to the comfort and practicality of the home.

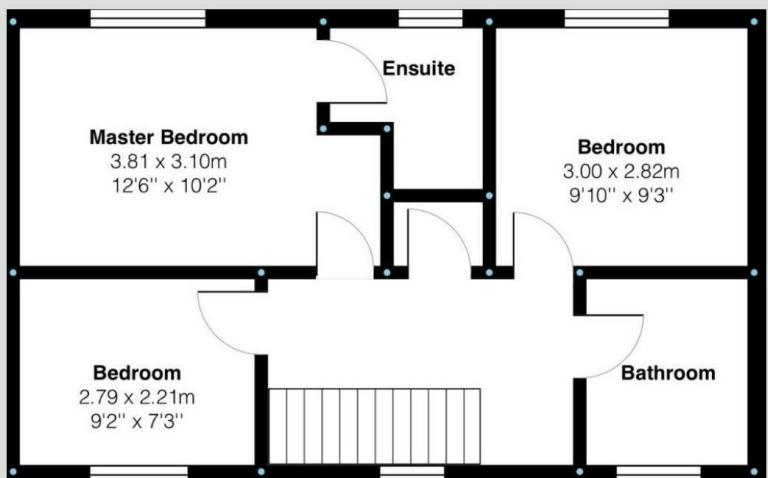
Externally, the property enjoys a driveway to the side providing off-road parking, leading to a garage equipped with power and lighting. The rear garden is privately aspected and thoughtfully landscaped, featuring an extended patio area ideal for outdoor dining, a well-maintained lawn, and gated side access.

## Floor Plan

Ground Floor:



First Floor:



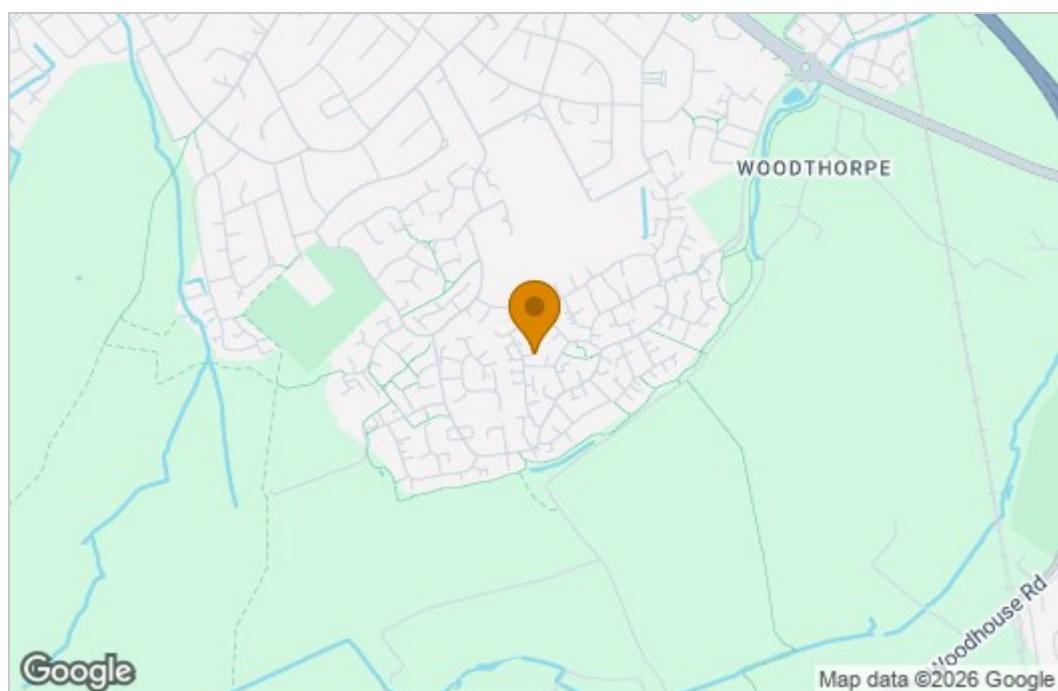
Welchman Close, Loughborough  
Internal Square Footage: Approx 904 sq.ft

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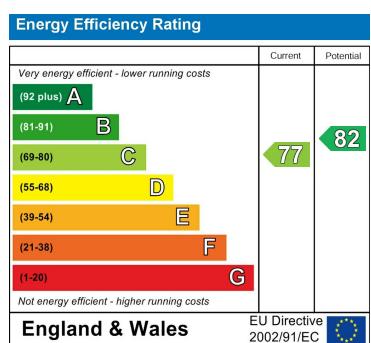
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## Area Map



## Energy Efficiency Graph



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