

Holden's

A Modern Estate Agent



39 Nicolson Road, Loughborough, LE11 3SD

Offers over £400,000

Lying at the head of the cul-de-sac, on a corner plot, is this four bedroom detached family home on the highly sought after forest side of Loughborough in the Holywell School catchment.

Summary

The property benefits from ; extended porch, two reception rooms, extended open plan living kitchen and utility, well sized rear south west facing gardens, block paved driveway, converted garage. Set on a larger than average corner plot, this delightful home offers buyers well proportioned accommodation throughout and is located on the ever popular forest side of town, within easy reach of Loughborough town centre, which caters for all day to day needs, excellent road links, with the M1 close by providing access to the industry centres, and walks at the nearby Outwoods. The EPC has been improved in February 2021 to a C rating via the addition of Solar thermal heating which is designed to give free hot water between approximately March - October.

Upon entering the property via the spacious entrance porch which has been extended to allow further space, this provides access onto all ground floor accommodation and a useful w/c. The Lounge is a light and airy space for all the family to enjoy and is complete with a feature bay fronted window and sliding doors opening through to the living kitchen. The garage has been converted and is currently used as a family room but could also be used as a guest bedroom or a further reception room and has fitted aerial points.

The Living Kitchen provides a social space for the family and guests alike and has been extended to include the addition of a utility room which has space and plumbing for a washing machine / tumble drier, ideal heat only boiler, fitted hive heating, fitted useful pantry cupboard, space for an American fridge freezer and door to rear garden. The kitchen has been fitted with a range of bespoke base and eye level units, feature central island with integrated microwave, solid surface worksurfacing, inset sink and drainer, Siemens appliances and induction hob, travertine flooring, farrow and ball painted doors and double doors leading from the dining space onto the rear garden.

Ascend onto the first floor and you will find four well sized bedrooms; with bedrooms 1, 2 and 4 having the added benefit of fitted wardrobes and the family bathroom. The family bathroom has been fitted with a modern suite comprising; bath with electric shower over, low flush w.c and wash hand basin. Completing the accommodation is an a/c cupboard which is fitted with a dual feed cylinder, immersion and has been changed to a sealed system being previously open vented.

To the outside of the property this home is set in a tucked away cul-de-sac position on the sought after forest side of town lying in Holywell school catchment. To the front the property provides off road parking for multiple vehicles via a block paved driveway. The rear garden is larger than normal and is south/west facing with a large patio area, mature trees and shrubs providing a sense of privacy and the rest being laid to lawn. This makes a wonderful space to enjoy the summer months in!

An internal viewing comes highly recommended to appreciate the level of accommodation on offer.

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

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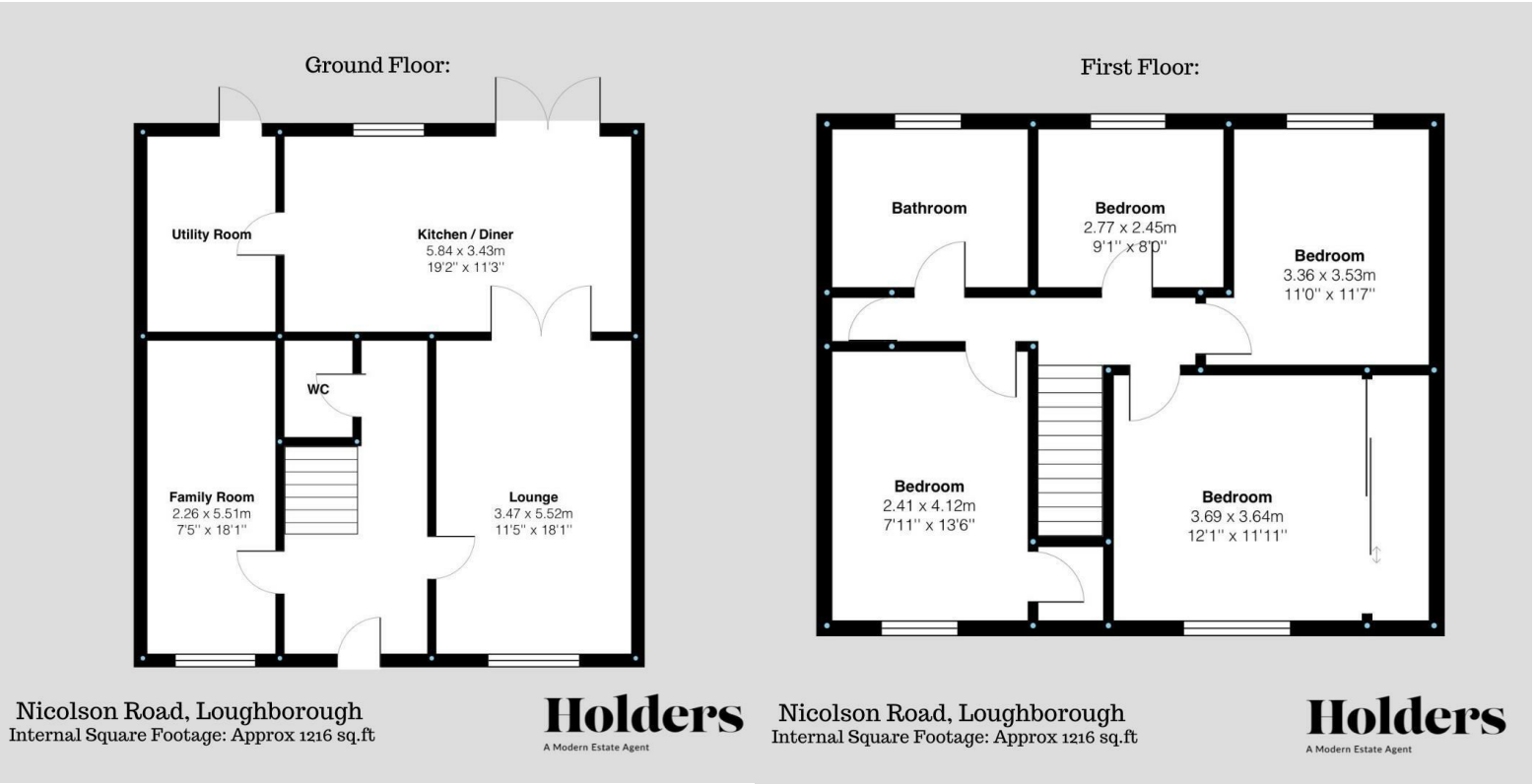
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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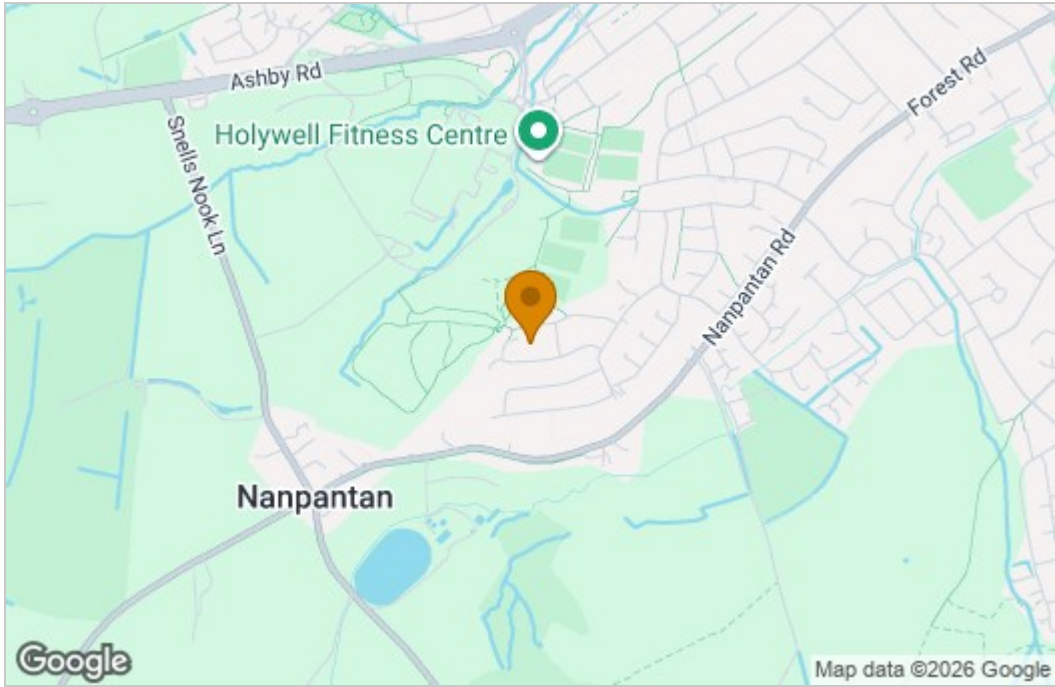
Extra Information

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

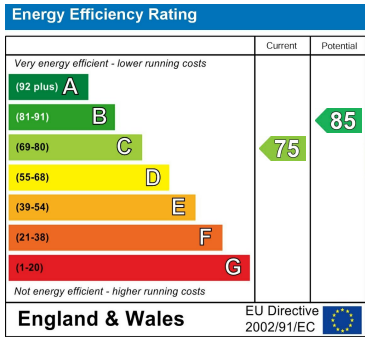
Floor Plan



Area Map



Energy Efficiency Graph



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