

# Holders

A Modern Estate Agent



225 Nanpantan Road, Loughborough, LE11 3YD

£485,000

Occupying a generous plot on the prestigious Nanpantan Road, this spacious detached home offers versatile accommodation of approximately 1,709 sq ft, featuring three bedrooms, three bathrooms, a detached garage and beautifully established gardens with wraparound decking and a feature brick-built pond. Ideally positioned close to Charnwood Forest, The Outwoods & Beacon Hill, highly regarded schools and Loughborough's excellent amenities, this is a rare opportunity to acquire a home in one of the town's most sought-after locations.

## Summary

Occupying a generous plot on the highly regarded Nanpantan Road, this distinctive detached residence offers spacious and versatile accommodation extending to approximately 1,709 sq ft, complemented by beautifully established gardens and a wealth of character features throughout. Perfectly suited to family living, the property enjoys a desirable setting close to excellent schools, open countryside and Loughborough's extensive range of amenities.

The accommodation is centred around a welcoming entrance hall with attractive parquet flooring, which continues through to the separate lounge, creating a warm and inviting first impression. The lounge is a delightful reception space, enhanced by a feature stone hearth fireplace, while a separate study provides an ideal environment for those working from home. Nanpantan Road is also part of the City Fibre network offering speeds of up to 1Gbps. The impressive kitchen offers ample space for dining and entertaining, with an adjoining utility room adding practicality to everyday life. The ground floor is further complemented by two well-proportioned bedrooms, two bathrooms and a useful TV room, offering excellent flexibility for multi-generational living or guests.

A striking stained glass window illuminates the stairwell, leading to the first floor where a generous principal bedroom enjoys its own bathroom and French doors opening onto a Juliette balcony, creating a peaceful retreat with elevated views over the gardens.

Outside, the property is approached via a tarmac driveway providing off-road parking for multiple vehicles, alongside a gravelled frontage with mature trees and steps leading to the front entrance. A detached single garage provides additional parking or storage. The wraparound decking extends to both the side and rear of the property, complete with a pergola to create an inviting space for outdoor dining and entertaining. Beyond, the rear garden is predominantly laid to lawn and beautifully stocked with mature shrubs and trees, while a charming brick-built feature pond runs the length of the garden, creating a unique focal point within this established outdoor setting.

Nanpantan Road is one of Loughborough's most desirable residential addresses, renowned for its proximity to the outstanding surrounding countryside, highly regarded schools, Charnwood Forest and a wealth of walking routes, whilst

remaining conveniently positioned for the town centre, university, railway station and major road links including the A6 and M1. This is a rare opportunity to acquire a substantial home in an exceptional location with outstanding potential for a variety of buyers.

Please note that the roof is in need of some repair/remedial works and the heating system is likely to need replacing.

## 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](https://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](https://check-long-term-flood-risk.service.gov.uk/postcode)

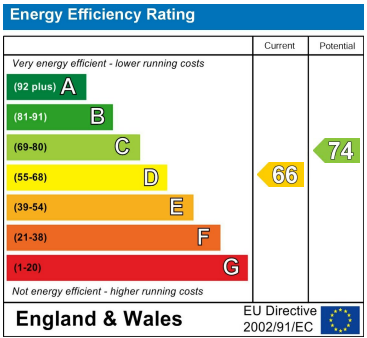
Floor Plan



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.