

# Holders

A Modern Estate Agent



**14 Leckhampton Road, Loughborough, LE11 4TH**  
**Guide price £310,000**

Holders Estate Agents are delighted to bring to market this well presented extended three bedroom detached family home, situated in the popular Thorpe Acre area in Loughborough. The property has recently benefitted from a new kitchen and in brief the accommodation offers a large lounge/dining room, newly fitted kitchen, three bedrooms and family bathroom. Situated on an exceptionally large corner plot there is endless scope and further potential, it also benefits from off road parking to the front/side and rear of the property as well as a double detached garage complete with lighting, power and mechanic pit. The property is close by to many local amenities such as schools, shops, short commute to Loughborough Town Centre and easy access to the A512 and M1.

## **Summary**

Upon entry to the property through the front door you arrive in the spacious entrance hallway, this provides access to the lounge, dining room, kitchen, storage cupboard and there are stairs rising to the first floor.

The lounge has a large window to the front elevation and opening to the dining room.

The dining room is a great space, it has double doors taking you to the patio and large garden beyond.

Returning back to the hall you can enter the kitchen, situated at the rear of the home. Newly fitted with a modern range of wall and base units with countertops above. There is an integrated oven with gas hob and extractor above, under counter space and plumbing for washing machine, under counter space for a fridge & freezer. There is a window to the side elevation and glazed door to the rear elevation leading outside.

Ascending to the first floor you arrive on the landing, this provides access to all three bedroom and family bathroom.

The main bedroom is situated at the front of the property and benefits from a large window to the front elevation and also houses a useful inbuilt storage cupboard.

Bedroom two is situated at the back of the property and has a nice outlook over the rear garden, it is a comfortable double room.

Bedroom three is situated at the front of the property and has a nice outlook over the front garden, it is a comfortable single bedroom.

Completing the accommodation on the first floor is the family bathroom fitted with a three piece suite comprising, bath with shower over, low flush w.c., pedestal wash hand basin and frosted window to the rear elevation.

Outside you find an exceptionally large wrap around plot. To the front and side you have off road parking for several vehicles, this also provides access to the detached double garage. The garage is a large double comfortable for two vehicles, it has the benefit of lighting and power as well as a mechanic pit. Adjacent to the garage are gates which provide vehicular access to the rear garden should it be required. There is a hardstanding patio

spanning the rear and sides of the property with the majority of the garden being mainly laid to lawn with established trees and a fenced boundary keeping it all secure.

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

## Floor Plan



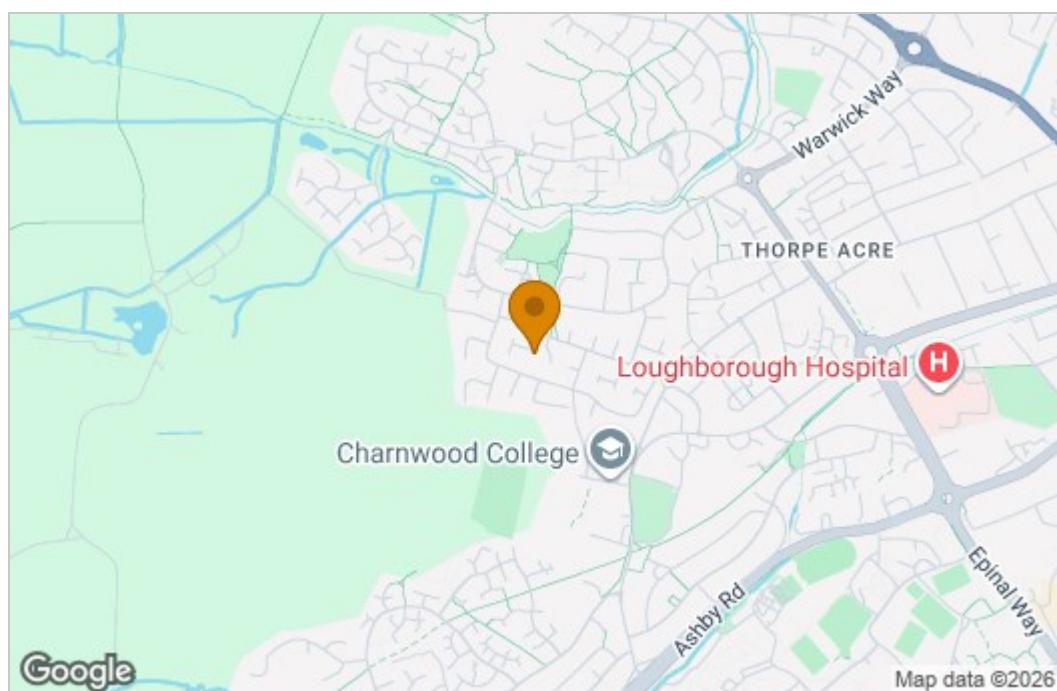
Leckhampton Road, Loughborough  
Internal Square Footage: Approx 920 sq.ft

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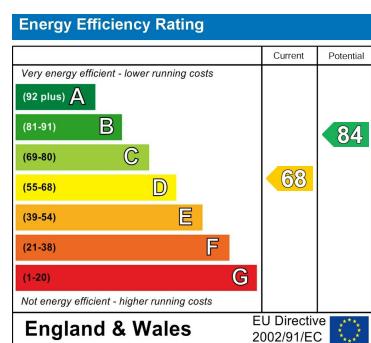
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## Area Map



## 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.