

Holdings

A Modern Estate Agent



24 Linley Avenue, Loughborough, LE12 9HJ

£380,000

A beautifully presented and versatile five-bedroom detached home, featuring a converted ground floor bedroom with en-suite - perfect for modern family living or multi-generational use. Boasting spacious reception areas, a kitchen diner, and a charming garden with summer house, this property is ready to move straight into.

Summary

Situated in a sought-after residential location, this spacious and versatile four-bedroom detached family home offers well-presented accommodation throughout, ideal for modern family living.

Upon entering the property, you are welcomed by a bright entrance hallway leading to a generous lounge, a separate dining room, and a stylish kitchen diner providing ample space for both everyday living and entertaining. The property also benefits from a delightful conservatory, offering additional reception space with views over the rear garden.

A particular feature of this home is the converted garage, which has been thoughtfully transformed into a ground floor bedroom complete with its own en-suite facilities—ideal for guests, multi-generational living, or a home office suite.

To the first floor, there are four well-proportioned bedrooms, including a spacious master bedroom with en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the rear garden offers a pleasant outdoor space, featuring a slabbed patio area perfect for seating and entertaining, a small lawned section, and a charming summer house.

This attractive home combines flexible living space with practical features, making it an excellent choice for families seeking comfort and convenience in a desirable location in Shepshed. It is close to all the local amenities and within walking distance of the OFSTED rated Outstanding Newcroft Primary Academy.

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.

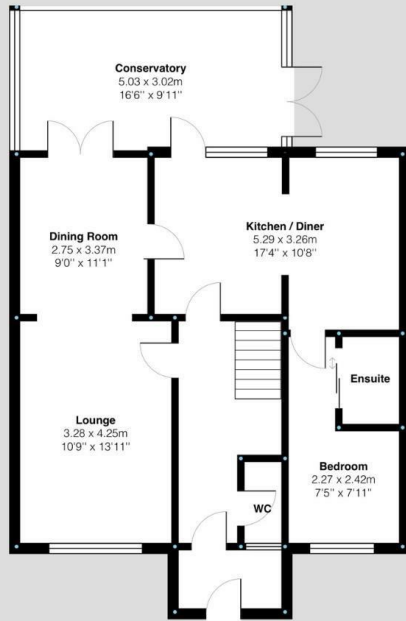
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

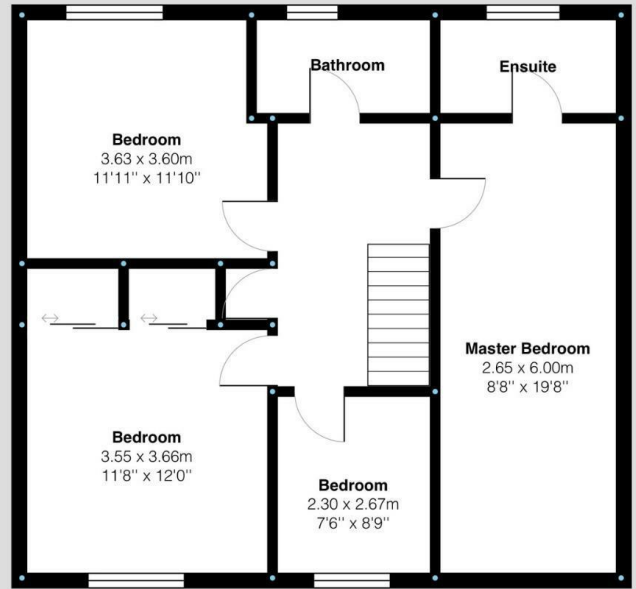
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



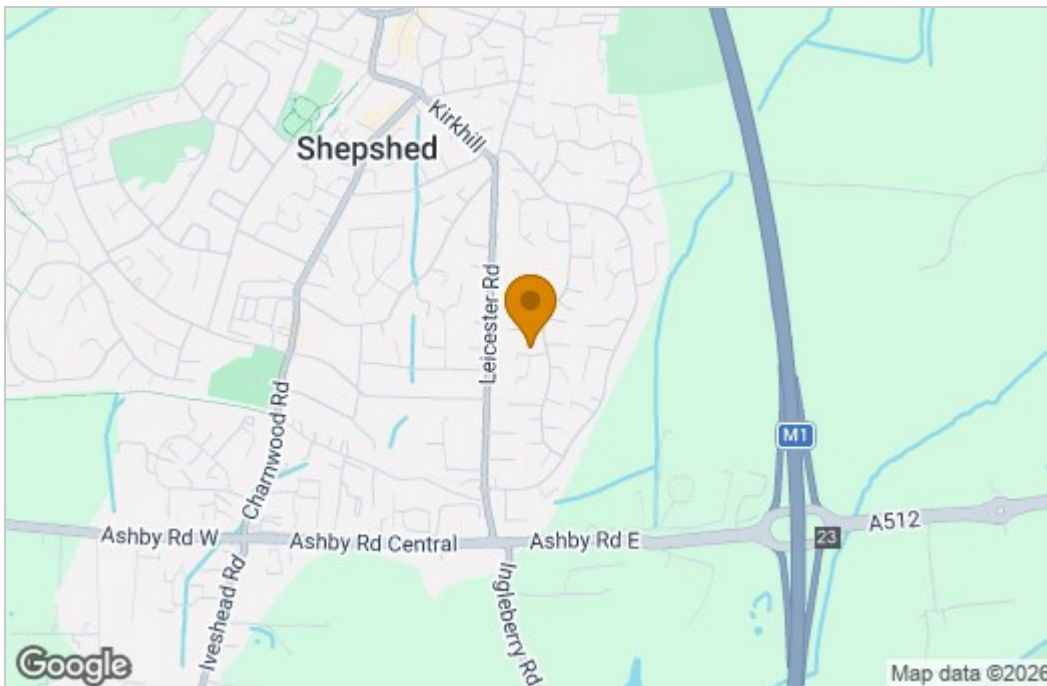
Linley Avenue, Shepshed
Internal Square Footage: Approx 1378 sq.ft

Holdere
A Modern Estate Agent

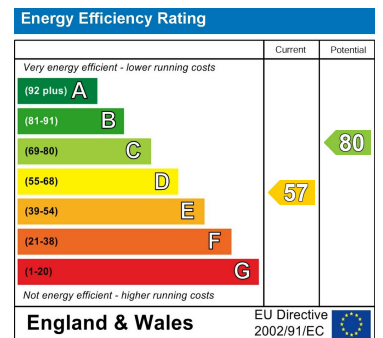
Linley Avenue, Shepshed
Internal Square Footage: Approx 1378 sq.ft

Holdere
A Modern Estate Agent

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Field Street, Shepshed, LE12 9AL
Tel: 01509n 451100 Email: hello@holdersestateagents.co.uk