

Holdern

A Modern Estate Agent



24 Linley Avenue, Loughborough, LE12 9HJ

Offers over £350,000

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

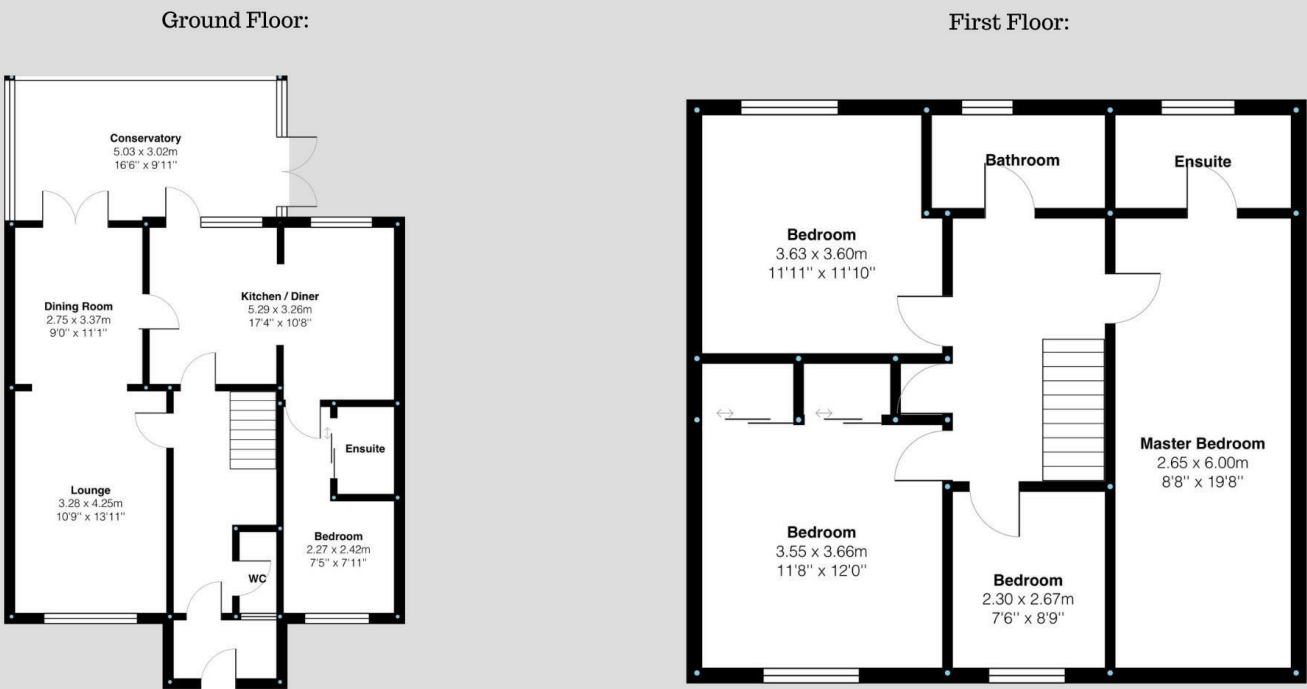
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Extra Information

To check Internet and Mobile Availability please use the following link: 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

Floor Plan

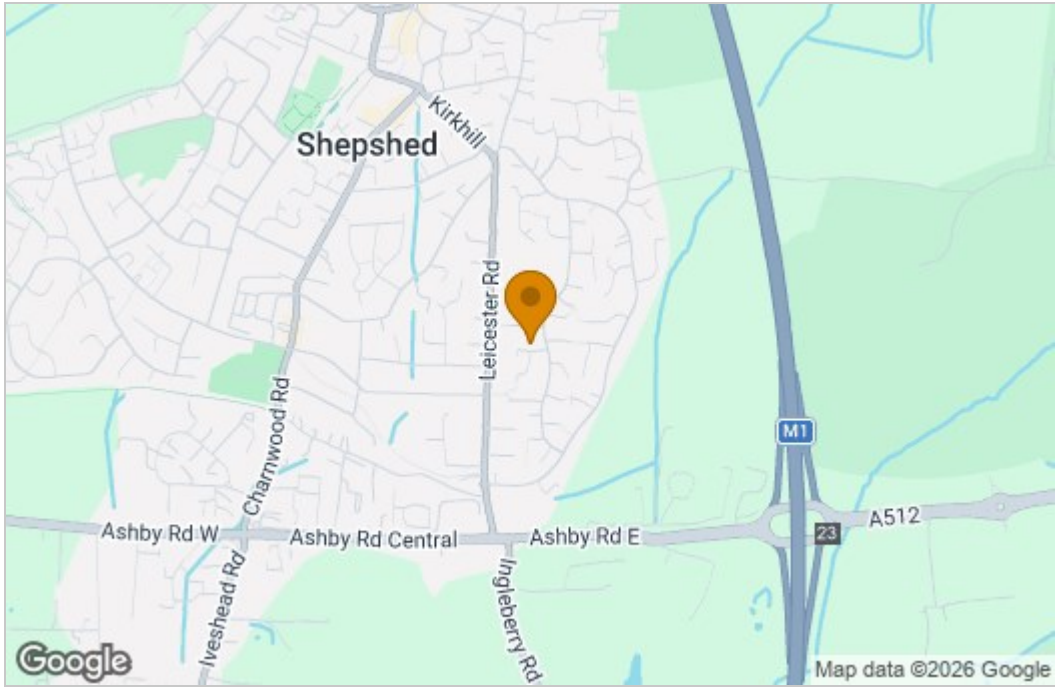


Linley Avenue, Shepshed
Internal Square Footage: Approx 1378 sq.ft

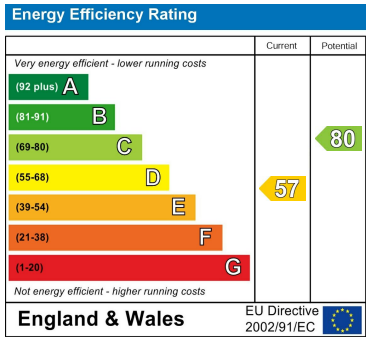
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Area Map



Energy Efficiency Graph



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