

Brook Lane | | Loughborough | LE11 3RA

Asking price £750,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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An outstanding executive detached family residence, occupying a premier location on the Forest Side of Loughborough. Offering immaculately presented luxuriously appointed accommodation and set in a private and picturesque, well established plot. Opportunities of this type are extremely rare to the market and we advise an early inspection to avoid disappointment. The accommodation comprises in brief, spacious entrance hallway, w/c, three reception rooms and a high quality contemporary fitted breakfast kitchen, utility room and a first floor landing giving access to five spacious bedrooms, two luxury en-suite shower rooms and a high specification luxury family bathroom. The exceptional garden plot offers an abundance of privacy to all sides, with a double garage and driveway.

- Substantial Family Residence
- Impressively Proportioned Throughout
- Forest Side/Nanpantan Location
- Contemporary Breakfast Kitchen
- Three Bath/Shower Rooms
- Occupying a Premier Position
- Mature & Private Garden Plot
- Three Large Reception Rooms
- Five Large Bedrooms
- Double Garage & Driveway







'A Luxuriously Well Appointed Family Home'











Entrance Hall
An impressive and spacious hallway giving access to all rooms. There is high quality timber effect flooring throughout the entrance hall, snug and lounge, and decorative timber spindles and handrail leading to the first floor.

W/c
A two piece suite fitted with a wash hand basin and a low level flush W/c.

Lounge
A substantial room, with proportions rarely seen in family homes, offering aspects to two sides through windows and French doors. There is high quality floor covering and a feature fireplace.

Snug
Entered by glazed double doors from the hallway, a good sized room ideal as a family room/snug/study with a window to the front.

Breakfast Kitchen
A beautifully presented focal point of the property, this modern kitchen is fitted with a contemporary range of wall and base mounted units in an integrated handle design, with soft colourtone pallette and a stainless steel sink unit, waste disposal, drainer and mixer tap above. There is space for a range cooker, along with an integrated fridge/freezer, quartz worktops, under unit lighting, a window to the rear overlooking the garden, recessed ceiling spotlights, tiled floor and archway through to:

Dining Room
Offering ample space for an eight seat dining table, ideal space for everyday living and entertaining, with tiled floor and windows to the front.

Utility
With a range of wall and base mounted units and tiles continuing from the kitchen. There is also a door to the side to access the rear garden and garage.

First Floor Landing
An impressive landing space with a window to the rear. The Landing gives access to-

Bedroom 1
A large and impressive principle bedrooms suite with two windows to the front, walk through dressing area including fitted wardrobes and access to -

En-Suite
Fitted with a luxury three piece suite comprising low level flush W/c, wash hand basin and a walk in double shower.

Bedroom 2
A large double bedroom with two windows to the front, built in wardrobes and access to-













En-Suite
Fitted with a luxury three piece suite comprising low level flush W/c, wash hand basin and a walk in shower cubicle.

Bedroom 3
A double bedroom with fitted wardrobes with two windows overlooking the garden to the rear.

Bedroom 4
A well proportioned room with lovely views to the rear and a fitted wardrobe.

Bedroom 5
A good sized room with window to the rear and lovely views over the rear garden. This rooms offers more than ample space as a bedroom, and is currently utilised as a study space.

Bathroom
A luxuriously fitted family bathroom with a four piece suite comprising low level flush W/c, vanity wash hand basin, shower cubicle and a fitted double ended spa bath. There is also a window to the front.

Outside
The Mature trees, shrubbery and planting are a particular feature to this property, as its not only adds to the overall attractive aesthetic, but also offers an immense amount of privacy and security. There is a gate footpath to the front door, flanked by trees and planting, with lawned gardens either side. These gardens are raised from the street scene giving further entertaining and sitting space with privacy. There is a generous driveway to the side, with a detached double garage (including power and lighting) and a rear garden laid to lawn, patio and with a wonderful mature backdrop. The side of the property offers a feature entertaining area with composite decking and French doors from the lounge.

The Area
The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Outwoods Edge, Mountfields Lodge and Holywell primary schools.

Extra Information

• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.





'Set in a Premier Location and Exceptional Plot'





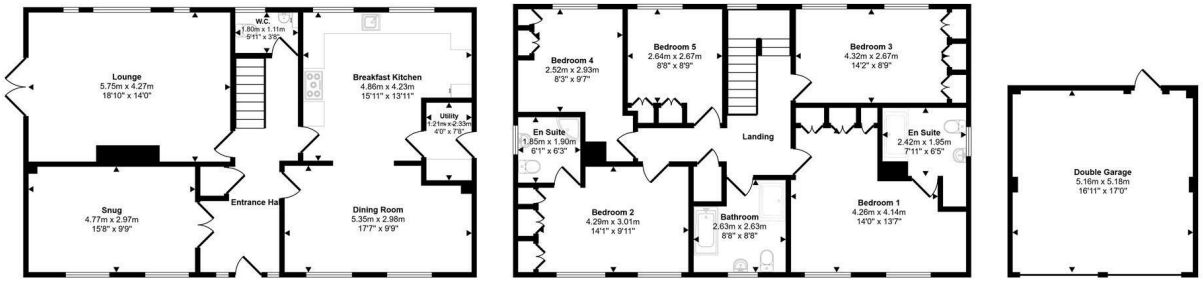








Approx Gross Internal Area
218 sq m / 2341 sq ft

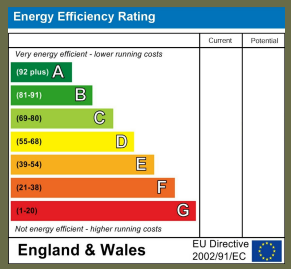


Ground Floor
Approx 94 sq m / 1017 sq ft

First Floor
Approx 96 sq m / 1036 sq ft

Garage
Approx 27 sq m / 288 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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