



REZIDE
GROUP



LEICESTER ROAD, LOUGHBOROUGH
ASKING PRICE £350,000



Welcome to Leicester Road, where this remarkable three-bedroom detached family home has undergone extensive renovations to create a generous living space. With two reception rooms, an inviting entrance hall, three spacious double bedrooms, a separate front entrance leading to a utility room and garage, and many more appealing features, this property offers a blend of modern comfort and classic charm. Nestled on the outskirts of Loughborough, it provides exceptional access to both the town and Leicester city via the A6.



As you step inside, you'll be welcomed by a spacious entrance hall adorned with original wood floors and a convenient storage area beneath the staircase. A well-placed downstairs WC near the front door adds practicality to the layout. Moving on, you'll discover the expansive lounge, featuring a unique inglenook-style fireplace with two circular stained glass windows on either side, exuding character and charm. A generously sized bay window fills the room with natural light, creating a warm and welcoming atmosphere.

Adjacent to the entrance hall, you'll find the dining room, cleverly divided into soft seating and dining areas, making it perfect for larger families seeking multiple lounging spaces. French doors lead to the garden, adding a seamless

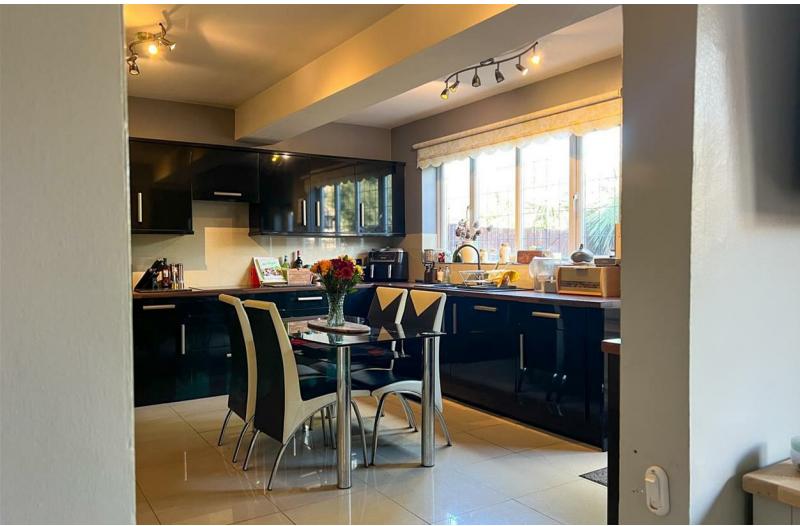






indoor-outdoor flow. Continuing through, you'll encounter an impressive kitchen diner – a modern culinary haven with sleek black contemporary unit doors and a suite of integrated appliances, including a dishwasher and built-in double oven. A large window overlooks the garden, infusing the space with natural beauty.

Connected to the kitchen is a practical boot room with its own access to the front of the property, ideal for managing a household with pets and muddy boots. The boot room leads to a utility room and provides access to the single







garage, which is equipped with power and lighting.

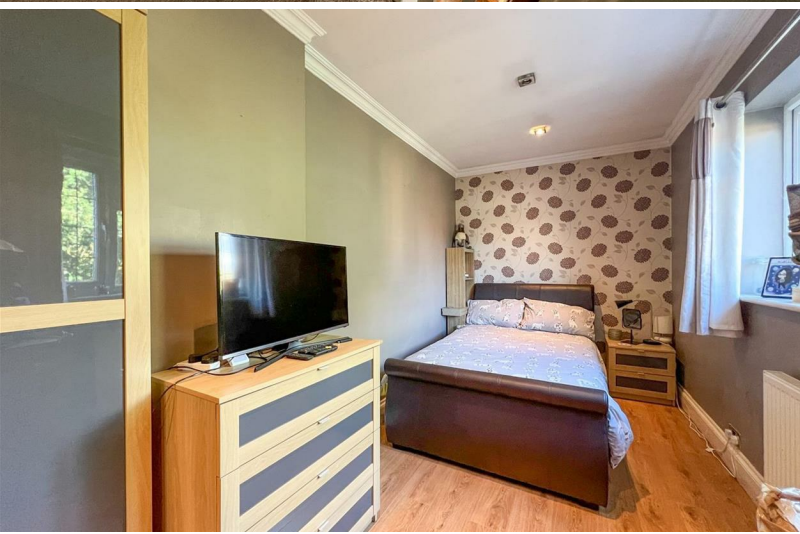
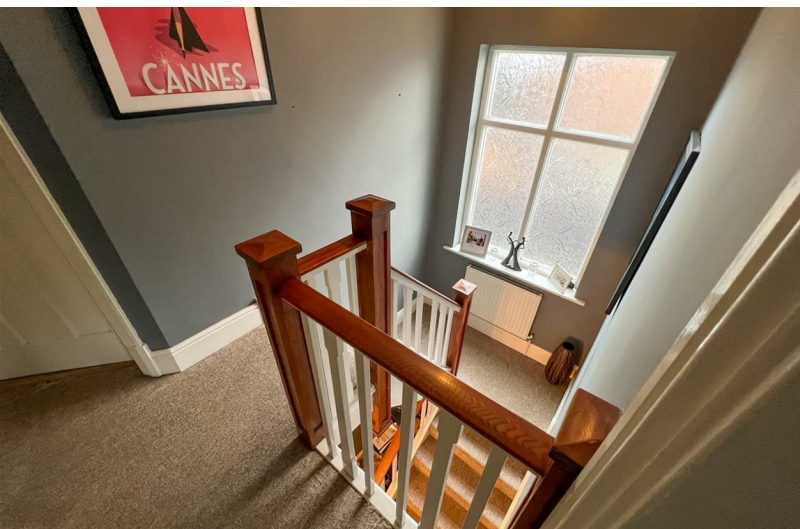
Upstairs, you'll find three spacious double bedrooms. Bedroom one is a generously proportioned double, featuring a large archway, windows facing both the front and back, and ample fitted wardrobes. The master bedroom enjoys the luxury of an ensuite bathroom, tastefully styled with high-end tiles and a glass corner shower cubicle. Bedroom two is a well-sized double room, also benefiting from fitted wardrobes and abundant natural light. Bedroom three, a cozy double, is likewise equipped with fitted wardrobes. Completing the upper level is a generously sized family bathroom, offering a jacuzzi bath, a walk-in glass shower with mixer taps and a rainfall shower head, and a stylish his and hers vanity basin unit.





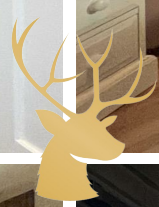
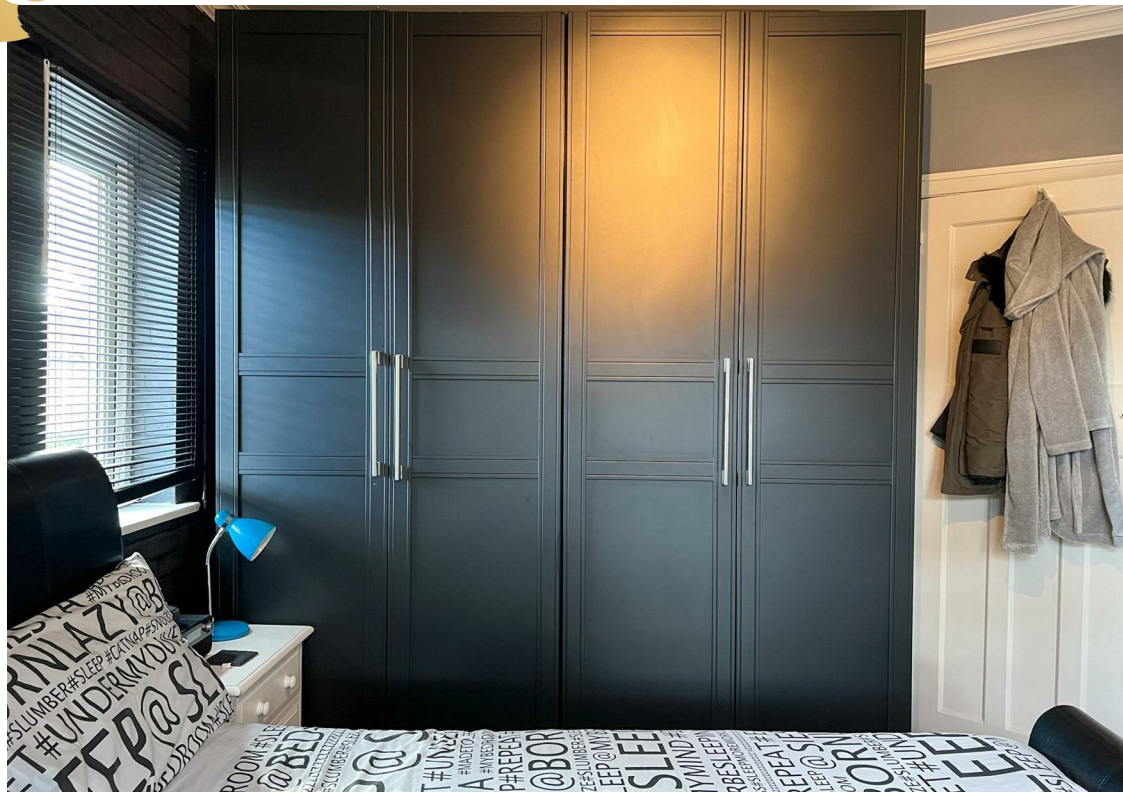
Outside the property, the 'L'-shaped garden at the rear features a raised deck area, perfect for summer evening entertainment and outdoor relaxation. Accessible through a side gate, the front garden and driveway can accommodate two cars, with the potential for expansion to accommodate more.

Leicester Road is more than just a house; it's a well-appointed family home that seamlessly blends modern conveniences with timeless appeal, making it a standout choice in Loughborough's housing market.



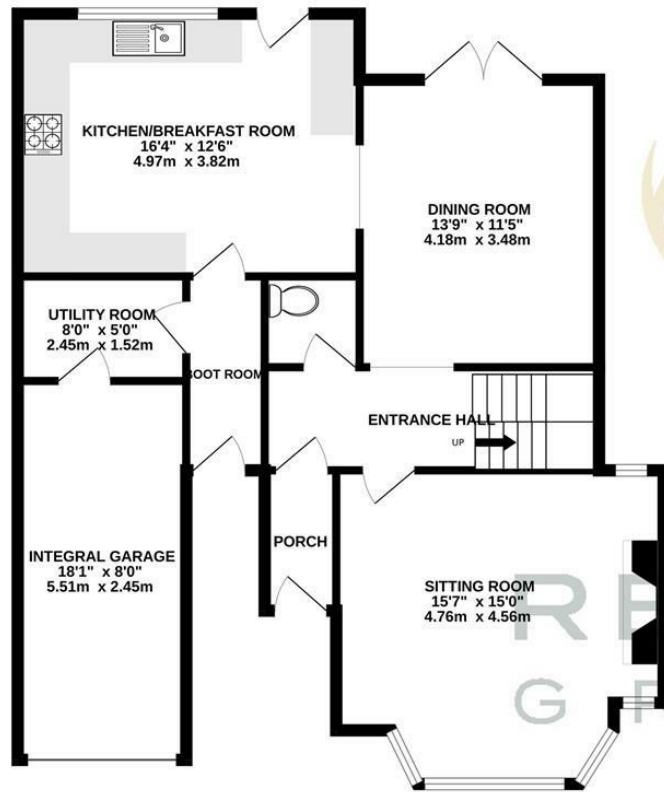








GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1596 sq.ft. (148.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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