

114 Leconfield Road, Loughborough

£420,000 Freehold

Forest side location, Holywell school catchment, and four double bedrooms! If you're seeking a spacious family home in a sought after residential location, then book to view this lovely home today!

Edwards Sales and Lettings are delighted to introduce a truly exceptional and spacious family home situated in a sought-after location on the forest side of town and within the Holywell school catchment area.

On the ground floor, access to the house is via a bright and airy front porch through to an open hallway, which gives way to a 21 ft sitting/dining room. This leads on to the conservatory, which overlooks the superbly sized south-facing rear garden. The garden currently has a sun-catching patio area and a well-maintained lawn, with mature trees and shrubs. In addition, the property houses a separate sitting room / dining room, a kitchen with integrated ovens, utility room and a modernised downstairs shower room/W.C.

Upstairs boasts four recently-decorated double bedrooms and a newly-refitted family bathroom, featuring a full-length bath with shower above, and waterfall shower head.

There is a generous lawned garden to the front of the property, alongside a handy car port and a significant adjacent driveway with room for at least three cars.

Many prospective purchasers would be interested in the development potential for this property, drawings already available for a large kitchen/diner to be added to the rear of the property, and further opportunities to extend with a second storey at the rear, as well as to the front and side of the property, subject to planning approval. This property presents a truly unique possibility to create your dream family home!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Situated on the Forest Side of town, close to Loughborough University and Holywell Primary School.



Entrance Hall

Downstairs Shower Room

Sitting Room

10' 5" x 10' 4" (3.18m x 3.15m)

Living/Dining Room

21' 4" x 12' 1" (6.50m x 3.68m)

Conservatory

11' 11" x 11' 0" (3.63m x 3.35m)

Kitchen

10' 11" x 10' 3" (3.33m x 3.12m)

Utility Room

Landing

Bedroom One

15' 0" x 11' 0" (4.57m x 3.35m)

Bedroom Two

12' 5" x 11' 0" (3.78m x 3.35m)

Bedroom Three

11' 11" x 9' 11" (3.63m x 3.02m)

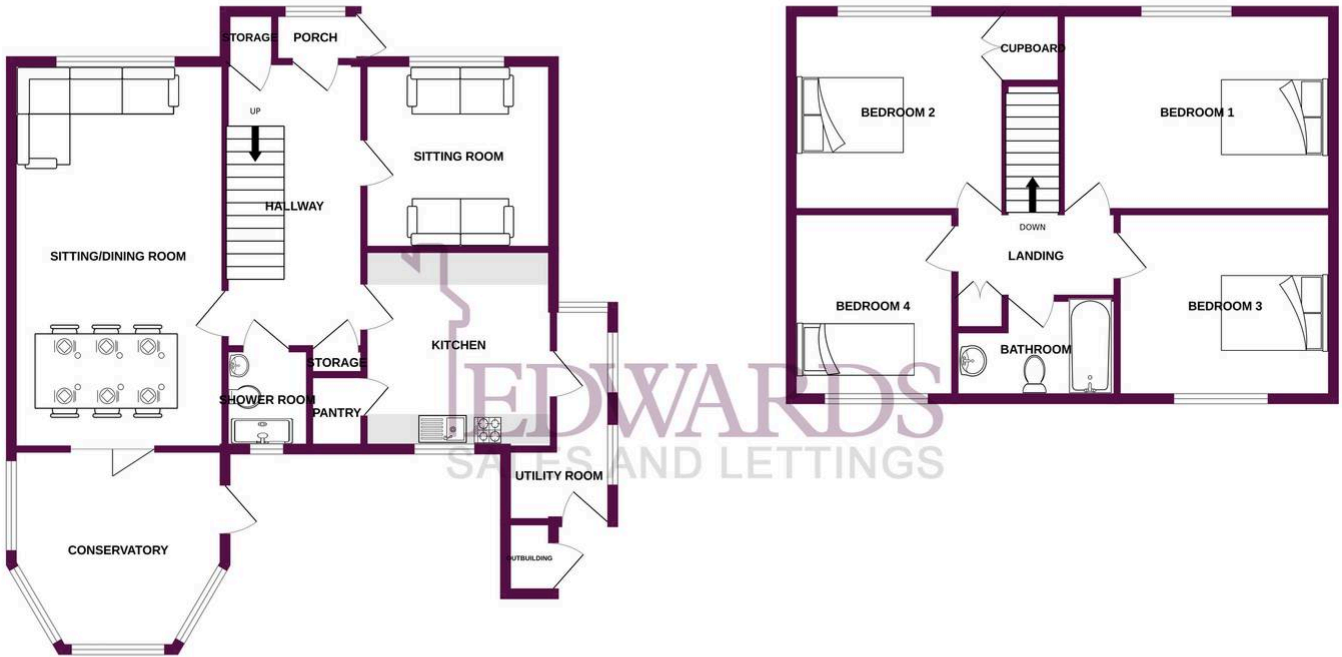
Bedroom Four

9' 11" x 8' 11" (3.02m x 2.72m)

Family Bathroom

GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.

1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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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