



2 Priory Road, Loughborough

£460,000 Freehold

One of a kind! This phenomenal home on Loughborough's tranquil Priory Road has been upgraded to perfection!

bar; this a space fit for the most talented chefs.

The dining area is filled with light from the south-east facing patio door and large window, and can comfortably house a ten-person dining table. The utility area features the same high-end cabinetry, whilst conveniently concealing the appliances from view. Elsewhere, the ground floor houses a lengthy second reception room, with French doors opening to the garden, whilst the sleek shower room is a welcome amenity.

The sense of luxury within the home continues to the upper floor, which benefits from four fantastic bedrooms, three of which will comfortably house double or king-size beds, whilst the master and second both feature built-in storage. The master bedroom also benefits from a large en-suite shower room, immaculately maintained by the current owners. The internal accommodation is completed by the main bathroom, featuring a full-size bath with shower above, alongside a sink and W.C.

Externally, the home benefits from generous multi-car parking, as well as an integral garage. The rear garden is a true highlight, with a superb lawn, large area of decking, a spacious patio and a delightful raised koi pond.

Priory Road lies in a highly desirable area, with both Holywell Primary and Woodbrook Vale secondary schools just a short distance away. Loughborough town centre is readily accessible, with Pantain Road bus stop just metres away.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Moss Solicitors, Idyll Mortgages and/or Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser and surveyor respectively. We recommend sellers

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.



Hallway

4' 4" x 5' 10" (1.33m x 1.77m)

Living Room

14' 0" x 10' 11" (4.26m x 3.34m)

Internal Hallway

3' 5" x 9' 5" (1.05m x 2.88m)

Family Room

18' 2" x 8' 8" (5.54m x 2.65m)

Kitchen

11' 7" x 11' 0" (3.54m x 3.36m)

Dining Room

11' 9" x 11' 5" (3.57m x 3.49m)

Utility Room

8' 8" x 7' 10" (2.65m x 2.39m)

Downstairs Shower Room

4' 11" x 8' 2" (1.51m x 2.50m)



Landing

9' 8" x 6' 11" (2.95m x 2.12m)

Bedroom One

18' 0" x 8' 6" (5.48m x 2.59m)

Bedroom One Ensuite

5' 3" x 10' 8" (1.61m x 3.25m)

Bedroom Two

14' 1" x 10' 0" (4.28m x 3.04m)

Bedroom Three

10' 0" x 10' 0" (3.04m x 3.04m)

Bedroom Four

8' 5" x 7' 0" (2.57m x 2.14m)

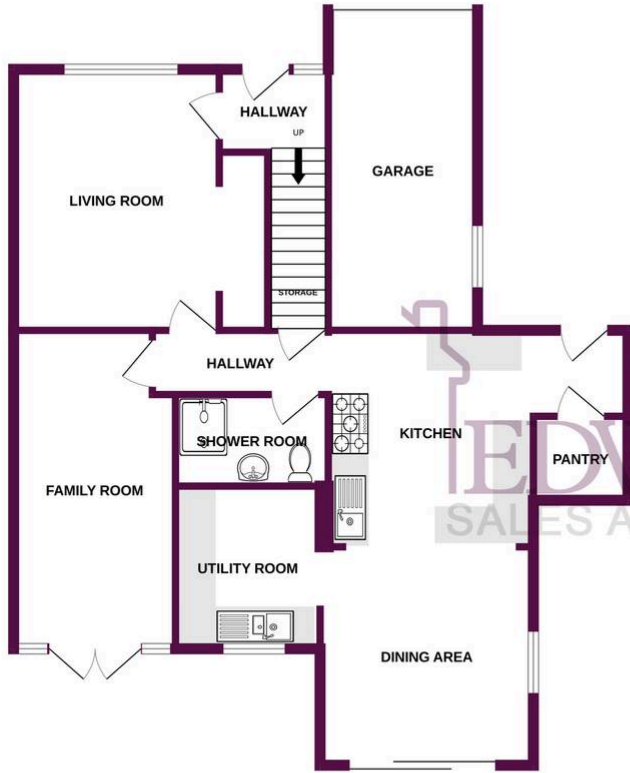
Bathroom

5' 7" x 6' 11" (1.71m x 2.12m)

Garage

17' 2" x 8' 0" (5.24m x 2.44m)

GROUND FLOOR
967 sq.ft. (89.8 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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