Holders

A Modern Estate Agent









10 Lammas Drive, Loughborough, LE12 5PN

£399,950

A spacious four-bedroom, double-fronted family home occupying a desirable corner position, featuring a dining kitchen with utility, separate lounge with garden access, principal bedroom with en-suite and generous lawned gardens with driveway parking and brick-built garage. Offered with no upward chain.

Summary

Positioned on a desirable corner plot, this impressive double-fronted family home offers generous and versatile accommodation arranged over two floors, complemented by gardens, driveway parking and a detached brick-built garage. Offered for sale with no upward chain, the property presents an excellent opportunity for buyers seeking a spacious modern home in a well-established residential setting.

The welcoming entrance hall provides access to the principal ground floor rooms, with a useful downstairs WC completing the reception space. The generous dining kitchen is fitted with white units and provides ample room for both everyday dining and entertaining, while the adjoining utility room offers additional practical storage and workspace, together with a door leading directly out to the rear garden. A separate lounge provides a comfortable second reception space and benefits from French doors opening onto the garden, creating a pleasant connection between the indoor and outdoor living areas.

To the first floor are four well-proportioned bedrooms, offering flexibility for family living, guests or home working. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a separate family bathroom fitted with a shower over the bath.

Outside, the corner position provides a particularly attractive frontage, with planted gardens complementing the driveway which offers off-road parking. The rear garden is predominantly laid to lawn and provides a pleasant private space for outdoor enjoyment, with access through to the brick-built garage. Overall, this substantial four-bedroom home combines well-planned accommodation with useful outside space and a convenient no-chain purchase.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

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

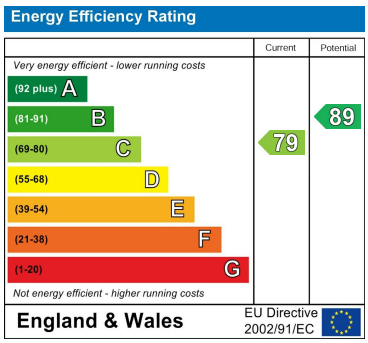
Floor Plan



Area Map



Energy Efficiency Graph



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