



THE ELMBRIDGE, PLOT 7, SOWTERS LANE, BURTON-ON-THE-
WOLDS, LOUGHBOROUGH

GUIDE PRICE: £355,000





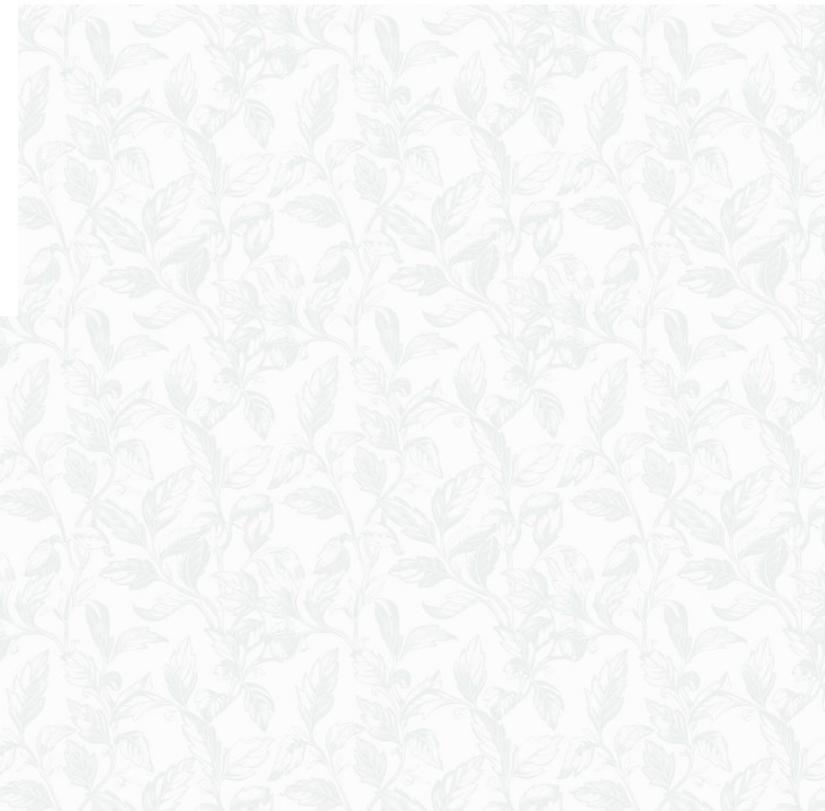
The Elmbridge – Contemporary Elegance, Designed for Family Living. The Elmbridge is an impressive three-bedroom detached residence that combines timeless architecture with modern convenience. Thoughtfully designed across two floors, it offers flexible living spaces, abundant natural light, and a seamless connection to the outdoors - everything a discerning family home should be. Ready to move into April./May and has been left so the new owner can customise and pick all their own choices.



The Elmbridge is an impressive three-bedroom detached house that blends timeless architectural design with the comfort and convenience of modern living. Thoughtfully arranged across two floors, it offers spacious living areas, abundant natural light, and a seamless connection to the outdoors — everything a discerning family home should provide.

Ground Floor – Open Spaces & Everyday Comfort

From the moment you step inside, The Elmbridge welcomes you with a sense of balance and warmth. To the front, a bright bay-fronted living room creates an inviting space to relax and unwind — perfect for quiet evenings or family movie nights. To the rear, the contemporary kitchen and dining area form the social heart of the home. Featuring high-quality Symphony cabinetry, sleek square-edge worktops, and Bosch integrated appliances, it's ideal for both family meals and entertaining. French doors open directly onto the rear garden, flooding the space with natural light and providing a



beautiful backdrop for everyday living. A convenient downstairs WC and well-placed storage cupboards add practicality, ensuring the home functions as beautifully as it looks.

First Floor – Calm, Comfort & Privacy

Upstairs, The Elmbridge continues its thoughtful design. The master bedroom offers a peaceful retreat, complete with its own en suite shower room and USB charging points for modern convenience. Two additional bedrooms provide flexibility — whether used as children’s rooms, guest bedrooms, or a dedicated home office. A stylish family bathroom, featuring elegant Roca sanitaryware, Bristan fittings, and Porcelanosa tiling, completes this private family haven.

Designed for Modern Living

Every detail of The Elmbridge has been considered for contemporary family life — from energy efficiency to everyday ease. Externally, EV chargers and solar (PV) panels support a sustainable lifestyle, while up/down lights to the front of the home add a refined touch. Inside, thoughtful features such as an Ideal boiler, mechanical ventilation, and multiple storage solutions ensure comfort and peace of mind throughout.

Security & Peace of Mind

Safety and reliability are built into every Elmbridge home, with carbon monoxide, smoke, and heat detector



alarms — each with battery backup — and the reassurance of a 10-year NHBC warranty.

The Elmbridge offers more than just a home — it's a place designed for connection, comfort, and lasting memories.

REZIDE

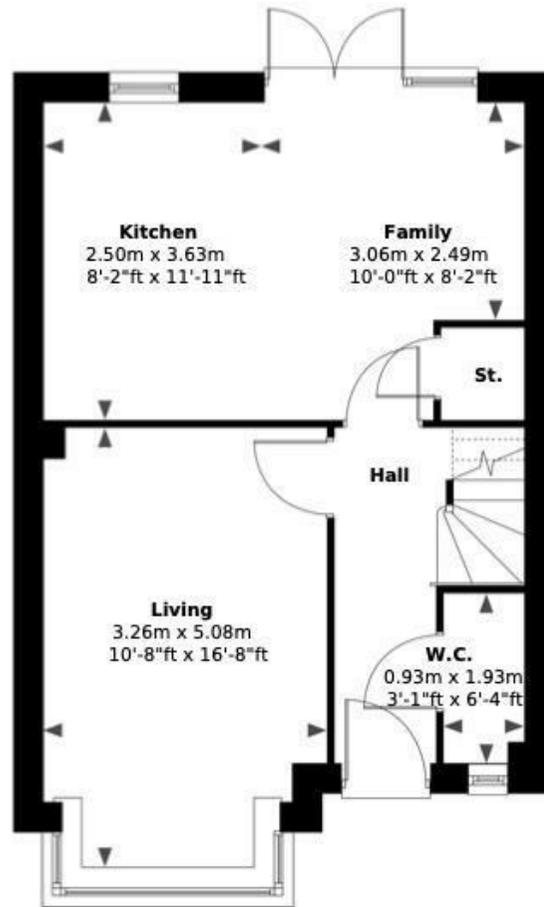


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Key Features

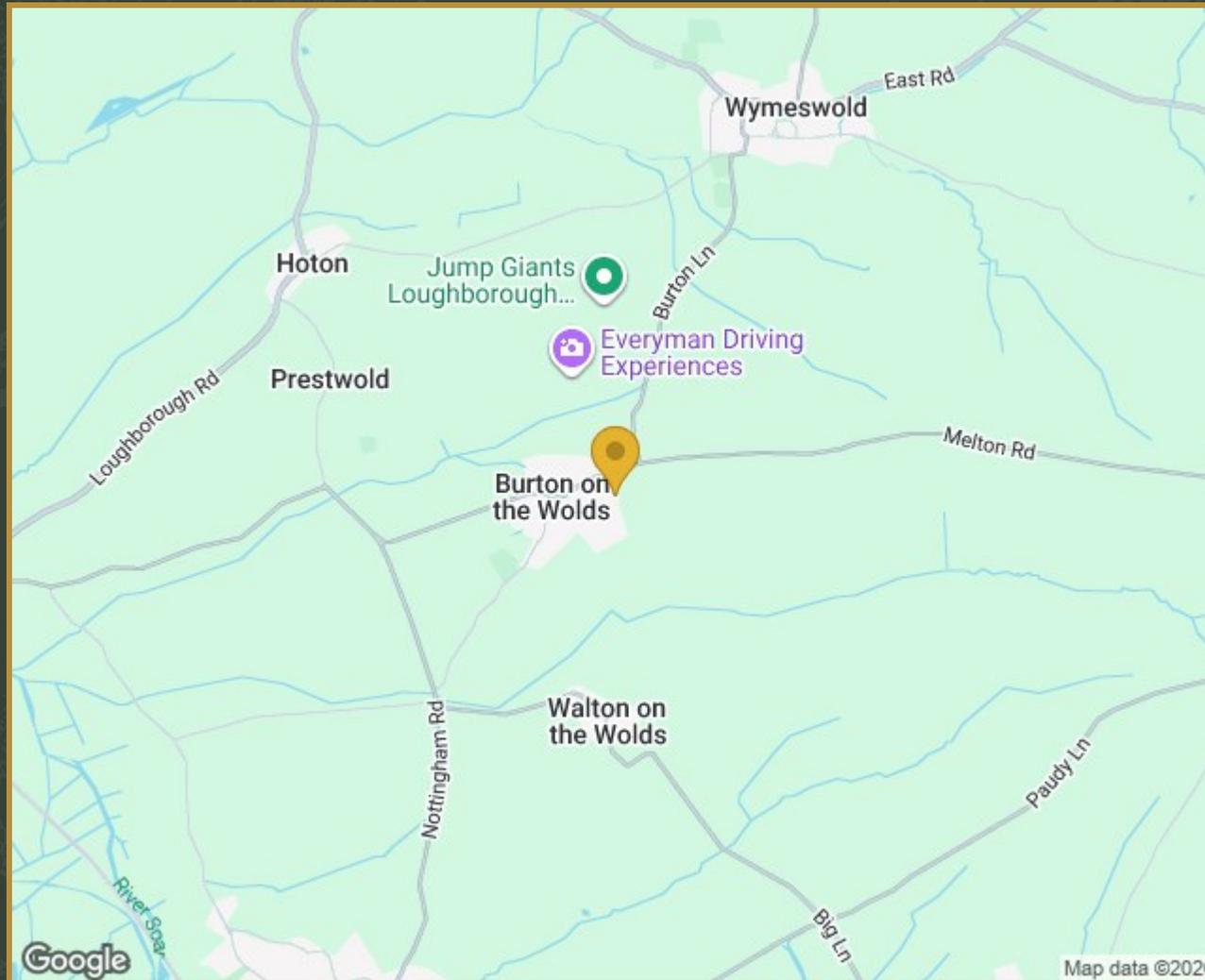
- With 5% deposit paid, you'll be saving £18,500!
 - Kitchen with dining area
 - Living room with feature bay window
 - En suite to master bedroom
- Two parking spaces, side by side
- French doors onto the rear garden
- Spacious plot with landscaping to the front
- Accessed on a private driveway, with only 4 homes
 - Large private garden
 - Downstairs WC



962.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

Property Location



Plot 7, The Elmbridge Sowters Lane, Burton-On-The-Wolds, Loughborough, Leicestershire, LE12 5TS

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