



BIRD HILL ROAD, WOODHOUSE EAVES, LOUGHBOROUGH

: £375,000





A spacious and versatile three-bedroom home offering generous living accommodation, two bathrooms, off-road parking and a substantial rear garden. The property features a welcoming living room with garden access, separate dining area, fitted kitchen, utility/laundry room and an additional sitting room ideal for home working or guests. Upstairs are three bedrooms and a family bathroom. Outside, the established rear garden offers excellent space for relaxing and entertaining, complemented by useful outbuildings and driveway parking to the front.





A spacious and versatile three-bedroom home offering a generous living space, two bathrooms, off-road parking and a substantial rear garden.

The ground floor provides an excellent amount of flexible accommodation. The main living room is a particularly inviting space, featuring a fireplace and French doors opening directly onto the rear garden. This flows through to a dining area, creating a sociable layout for everyday living and entertaining.

The fitted kitchen offers a good range of wall and base units with integrated cooking appliances and space for additional appliances. A useful separate laundry/utility room provides further practicality and storage.

Also on the ground floor is a separate sitting room, ideal as a home office, snug, playroom or occasional guest room. This is complemented by a ground-floor shower room, making this part of the property particularly versatile.

Upstairs, the property offers three bedrooms, including a well-proportioned primary bedroom with fitted wardrobes. The remaining bedrooms provide useful



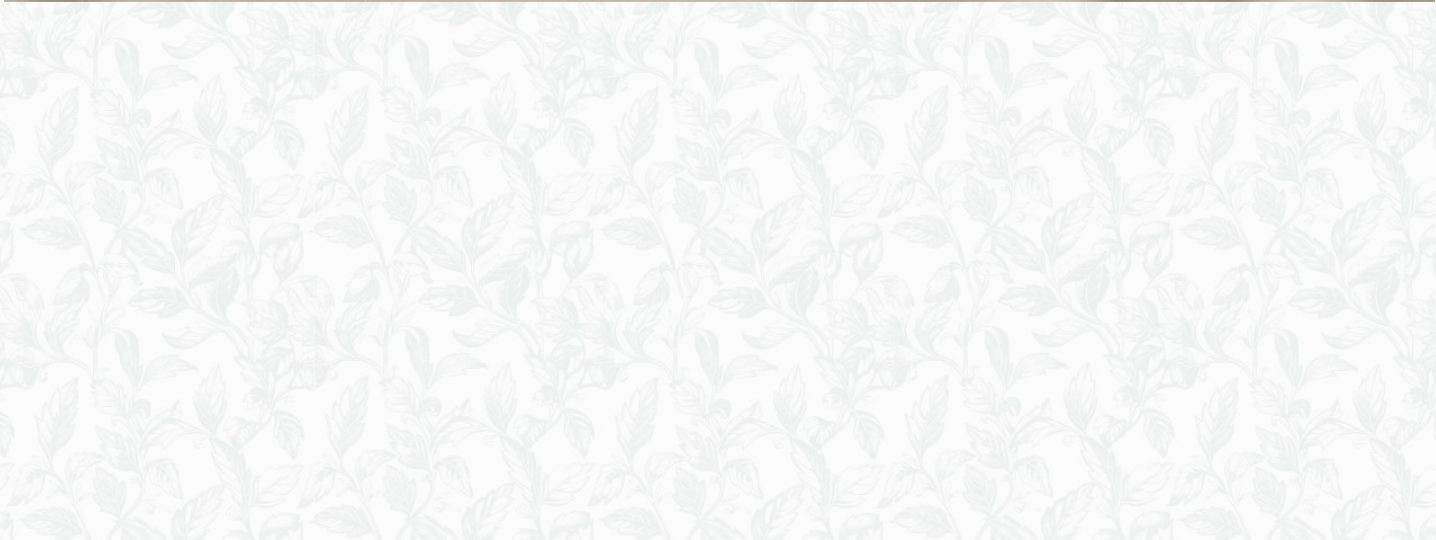


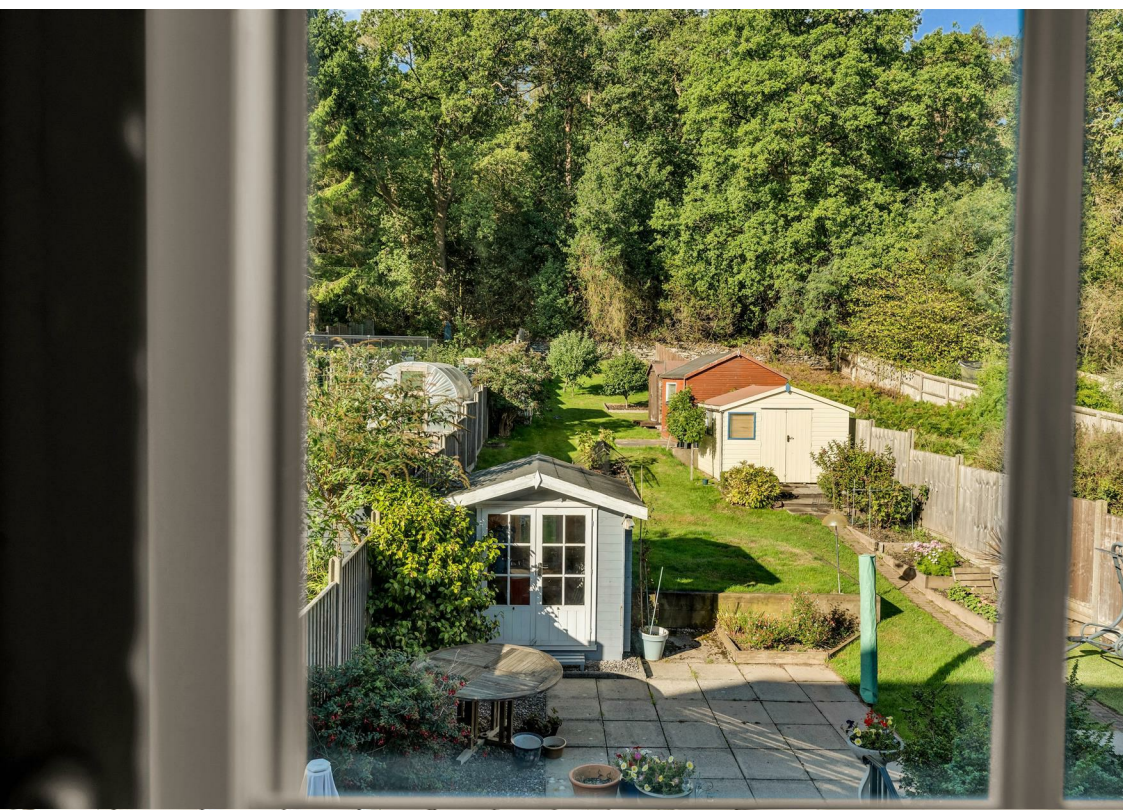


accommodation for family, guests or home working, while the family bathroom is fitted with a white suite including a bath with shower over.

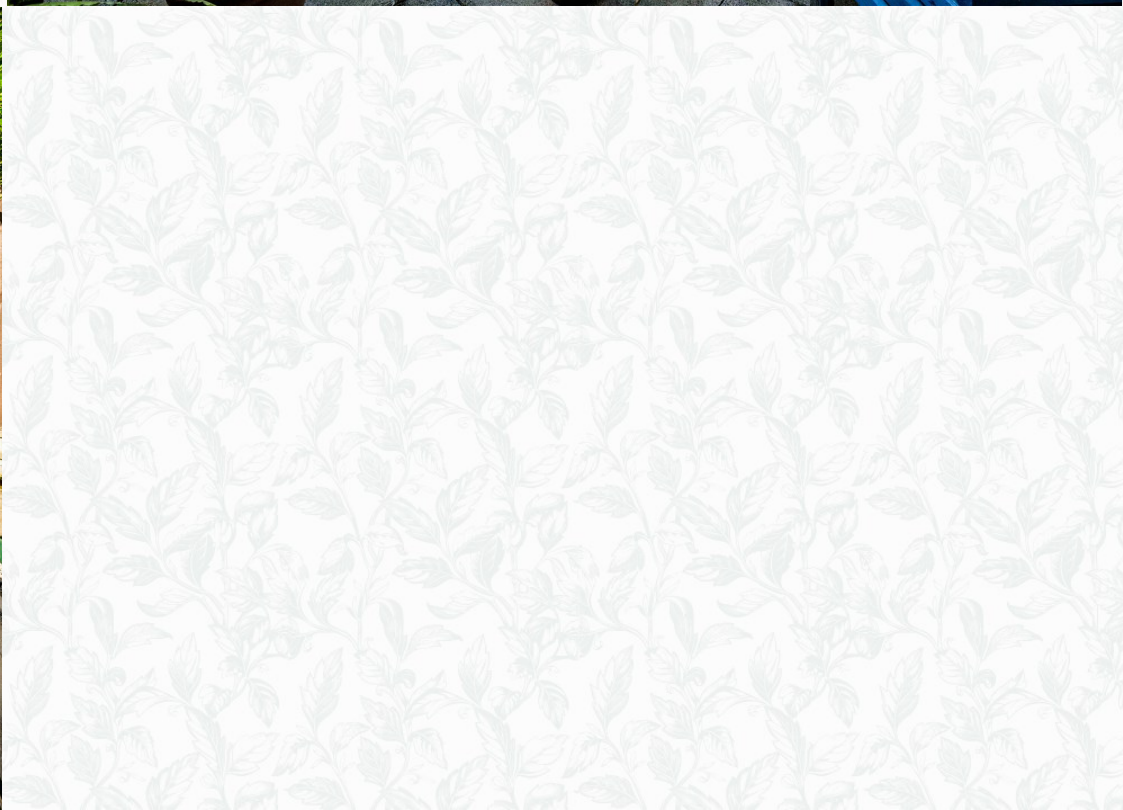
Outside, the property benefits from a generous, established rear garden extending away from the house, with lawned areas, planting, patio/seating space and useful outbuildings. To the front is a block-paved driveway providing off-road parking.











Key Features:

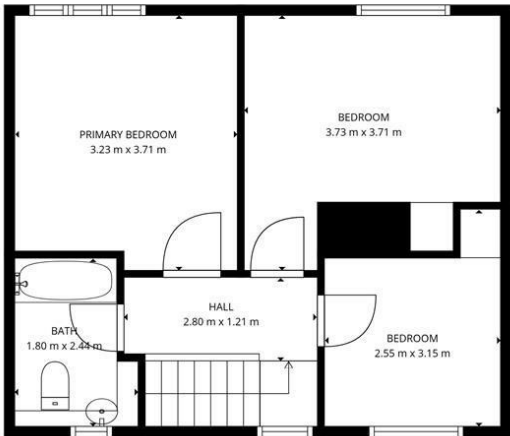
- Sought after location in Woodhouse Eaves
 - Generous living space
 - Ground floor shower room
 - Large mature rear garden
 - Off road parking for 2 cars



REZIDE



Ground floor



1st floor

TOTAL: 107 m2
 Ground floor: 65 m2, 1st floor: 42 m2
 EXCLUDED AREAS: STORAGE: 1 m2, FIREPLACE: 1 m2, WALLS: 11 m2

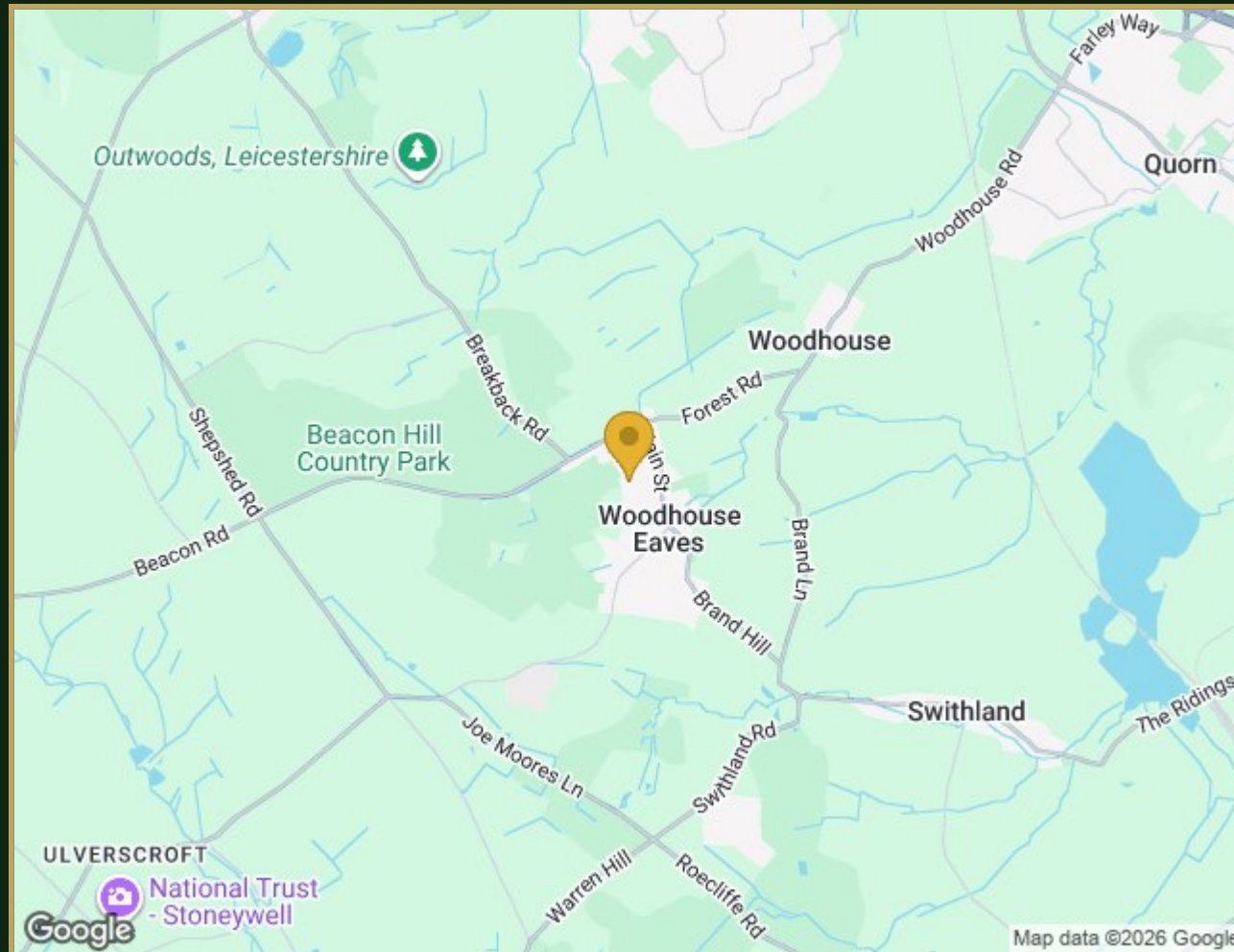
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

3
1
1

1151.00 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	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Property Location



53 Bird Hill Road, Woodhouse Eaves, Loughborough, LE12 8RP