

# Holdern

A Modern Estate Agent



65 Middleton Place, Loughborough, LE11 2BY

£425,000

Successfully combining charming character with a contemporary finish throughout, this three storey, five bedroom palisaded villa enjoys a town centre location within a conservation area with the beautifully appointed accommodation offering in all, five bedrooms, two bathrooms, three reception rooms, a substantial well fitted breakfast kitchen and beautiful rear garden.

This substantial circa 1800sq ft character family residence boasts spacious living accommodation over three levels and is located just a short stroll from Loughborough town centre, conveniently close to the Loughborough Endowed Schools.

Access to the property is via a porch that leads into the main entrance hallway. From the hallway you will find stairs to the first floor and doors to the large lounge and kitchen diner. The lounge is full of character and a very good size (formerly two rooms). There is a bay window to the front elevation filling the room with natural light, further window to the rear elevation and feature focal fireplace.

The heart of the home is the stunning breakfast kitchen with a range of wall mounted and base units, featuring an inset sink drainer with a mixer tap. In the kitchen there is an integrated gas hob with extractor over, eye level oven and microwave, integrated dishwasher and integrated fridge freezer. There are two windows to the side elevation and door to the rear lobby, there is also plentiful space for a dining set.

Rear lobby - This area contains a useful utility storage cupboard, door to dining room and downstairs w.c comprising of a two piece suite with wash hand basin and toilet.

Dining room - This is a lovely light filled room at the back of the house. There are two windows to the side elevation and patio doors opening out to the beautiful rear garden and is a flexible space to suit the buyers needs.

#### First Floor Landing:

The landing on the first floor is reached by an impressive staircase from the hall. Additionally, a return staircase provides access to the second floor, while doors open to all rooms located on the first floor. On this floor there are three well sized bedrooms, a single bedroom and modern bathroom. One of the double rooms has fitted wardrobes and lovely views over the rear garden. The bathroom comprises a four piece suite with bath, shower cubicle, wash hand basin and low flush w.c.

#### Second Floor Landing

The main bedroom is situated on the top floor of the property and has great views over the garden and beyond. A large room with two windows, skylight, storage and door to en suite. The ensuite comprises

of a four piece suite with bath, shower cubicle, wash hand basin and low flush w.c

#### Outside:

The rear garden is a fantastic space to unwind in. There are large paved patio areas at both ends so it offers a multitude of seating areas. The remaining garden is mainly laid to lawn with established borders. There is also a large playhouse and shed.

Agent note: Please note the current vendors rent a garage and parking space adjacent to the property for £30 per calendar month. This is able to stay in place subject to the relevant discussion.

#### 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

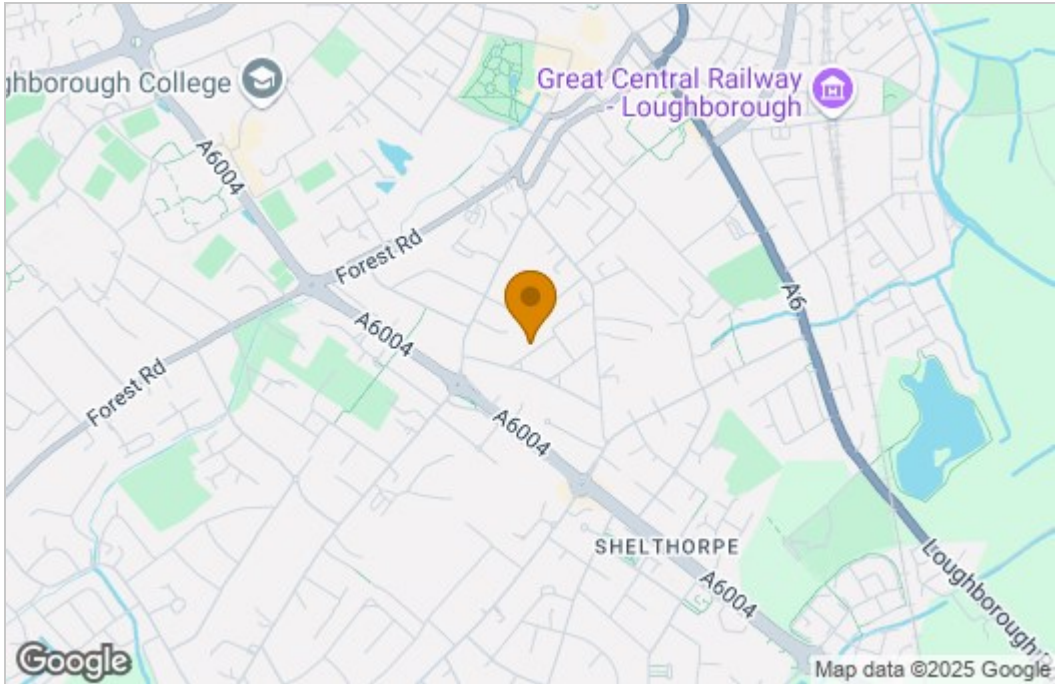
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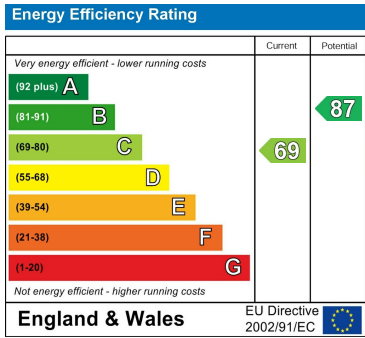
Floor Plan



Area Map



Energy Efficiency Graph



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