

Holdings

A Modern Estate Agent



2 Cedar Road, Loughborough, LE11 2AB

£310,000

A beautifully presented and thoughtfully extended traditional semi-detached home, occupying a sought-after position within a popular cul-de-sac on the outskirts of Loughborough. This attractive property combines traditional character with modern improvements and offers well-proportioned accommodation throughout, making it ideal for family living.

Summary

The home benefits from double glazing and gas central heating, and the internal layout has been carefully arranged to provide both comfortable living and practical space. The accommodation begins with a welcoming front porch that leads into an inviting entrance hallway, complete with a convenient cloakroom. To the front of the property is a charming living room featuring a bay window that allows for plenty of natural light, while to the rear there is a separate, spacious lounge providing a relaxing living area with direct access into the dining room; a bright and versatile space overlooking and accessing the garden.

The property also boasts a high-quality fitted kitchen fitted with modern units and work surfaces, offering both style and functionality, there is also a door to external elevation.

To the first floor, there are three well-proportioned bedrooms serviced via a bathroom. The family bathroom has been fitted with a bath with shower over, low flush w/c and wash hand basin.

Externally, the property continues to impress with off-road car standing for up to three vehicles. To the rear is a private, enclosed, and attractively landscaped garden, providing a pleasant outdoor setting ideal for relaxing, entertaining, or family use. There is also the added benefit of a storage unit complete with power and lighting - currently used as a utility spacing.

Early viewing is highly recommended to fully appreciate the quality, space, and desirable location that this lovely home has to offer.

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.
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Extra Information

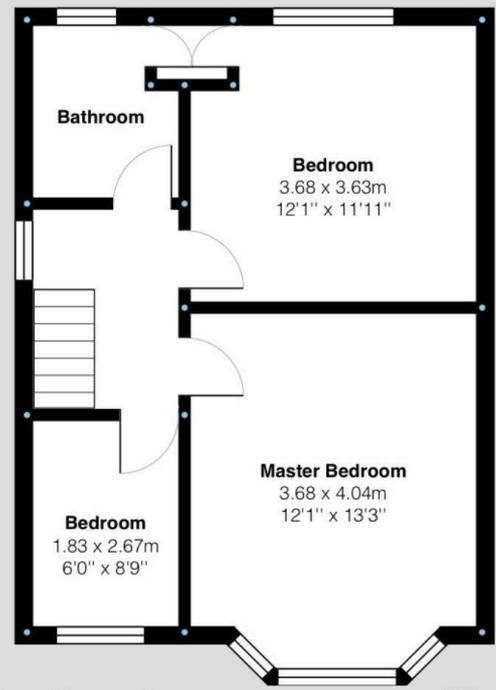
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



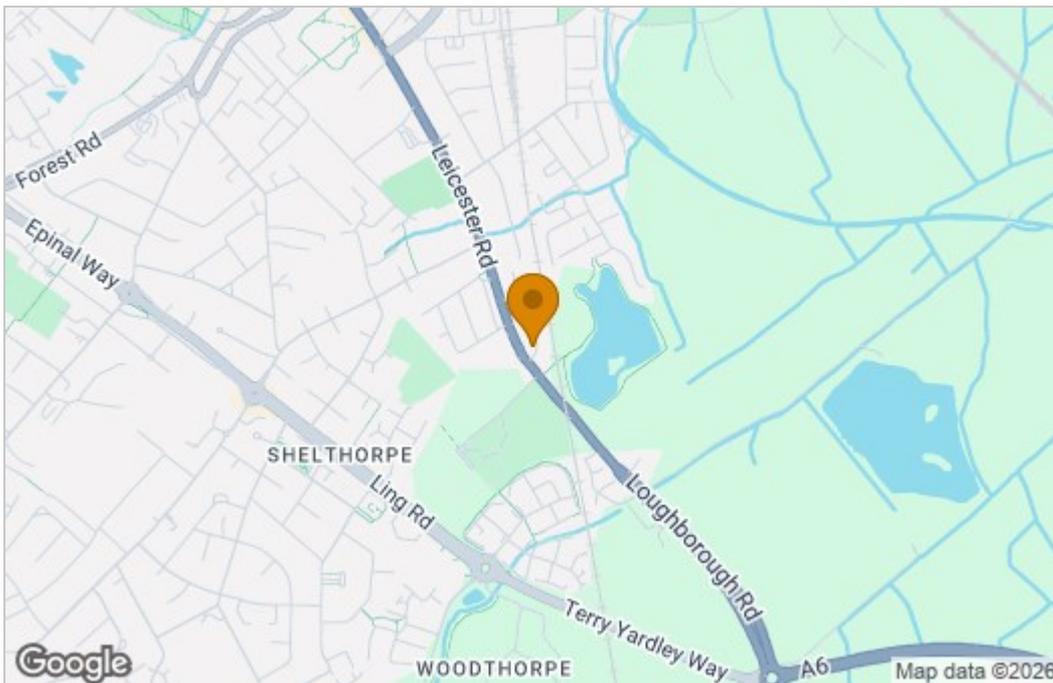
Cedar Road, Loughborough
Internal Square Footage: Approx 1080 sq.ft

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Area Map



Energy Efficiency Graph

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

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