

# Holdere

A Modern Estate Agent



33 Howard Close, Loughborough, LE11 4TL

£325,000

Holdere Estate Agents are delighted to bring to market this immaculately presented extended four bedroom semi detached family home, situated in the popular Thorpe Acre area in Loughborough. The property has been upgraded throughout and is in turn key condition, in brief the extended accommodation offers a large lounge, dining room, conservatory, spacious L shaped kitchen diner, four bedrooms with the main having an en suite, family bathroom, landscaped gardens and off road parking to the front for multiple vehicles. The property is close by to many local amenities such as schools, shops, short commute to Loughborough Town Centre and easy access to the A512 and M1.

Upon entry to the property through the front door you arrive in the spacious entrance hallway, this provides access to the lounge, dining room, storage cupboard and there are stairs rising to the first floor.

The dining room is a great space, it has a window to the front elevation and double doors that open into the large open plan L shaped kitchen diner.

Across the hall is the lounge, it has a large window to the front elevation, feature fireplace with multi fuel stove. This room also has sufficient space for a dining table and chairs and is currently used as a lounge/diner by the owners. From here there is a door into the kitchen diner and a sliding door to the conservatory at the rear.

The conservatory is a very versatile room perfect in the summer months with French doors opening straight out to the patio and garden beyond, it is glazed to three elevations and has a nice outlook over the landscaped rear garden.

The heart of the home is undoubtedly the extended kitchen/diner. Fitted with a modern matching range of wall and base units with countertops above. It houses an integrated electric oven with induction hob and extractor over, integrated dishwasher, integrated fridge/freezer, inset sink drainer as well as under counter space and plumbing for a washing machine. There is plentiful cupboard and storage space throughout and it is full of natural light with windows to the rear elevations and French doors out to the patio.

Ascending to the first floor you arrive on the landing, this provides access to all four bedroom and family bathroom.

The main bedroom spans the full width of the property and forms part of the extension. It benefits from a large window to the front elevation and door to the rear leading in to the en-suite shower room.

The en-suite shower room is fitted with a modern three piece suite comprising low flush w.c., pedestal wash hand basin, shower cubicle and large frosted window to the rear elevation.

There are three further bedrooms, one of which is a smaller double at the front of the property. The second bedroom is at the rear and is a good sized double room with a window to the rear elevation overlooking the garden. Bedroom four is a single

room and used by the current owners as a study.

Completing the accommodation on the first floor is the modern family bathroom fitted with a three piece suite comprising, bath with shower over, low flush w.c., pedestal wash hand basin and frosted window to the rear elevation.

Outside you find landscaped gardens to the front and rear. To the front is a large gravelled driveway with attractive block paved borders providing off road parking for several vehicles. There are also established shrubs on the boundary providing a nice outlook from inside the property and from the road. There is gated secure side access that takes you to the rear of the property. The rear garden has been landscaped and has a large patio area spanning the width of the property, immaculate central lawn flanked with a pathway and established borders either side. At the rear of the garden is a large decked seating area housing planters and a shed. It is a perfect space for outdoor entertaining and has been very well thought out providing the low maintenance appeal without compromising on the aesthetics.

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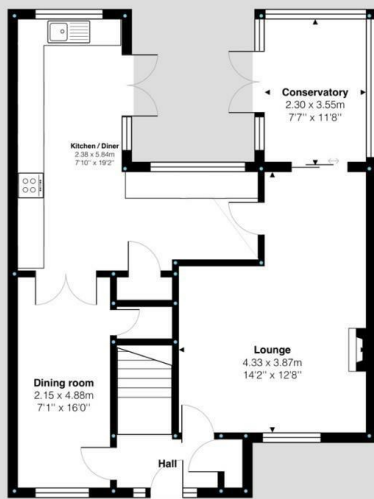
### **Extra information**

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Floor Plan

Ground floor:



First Floor:



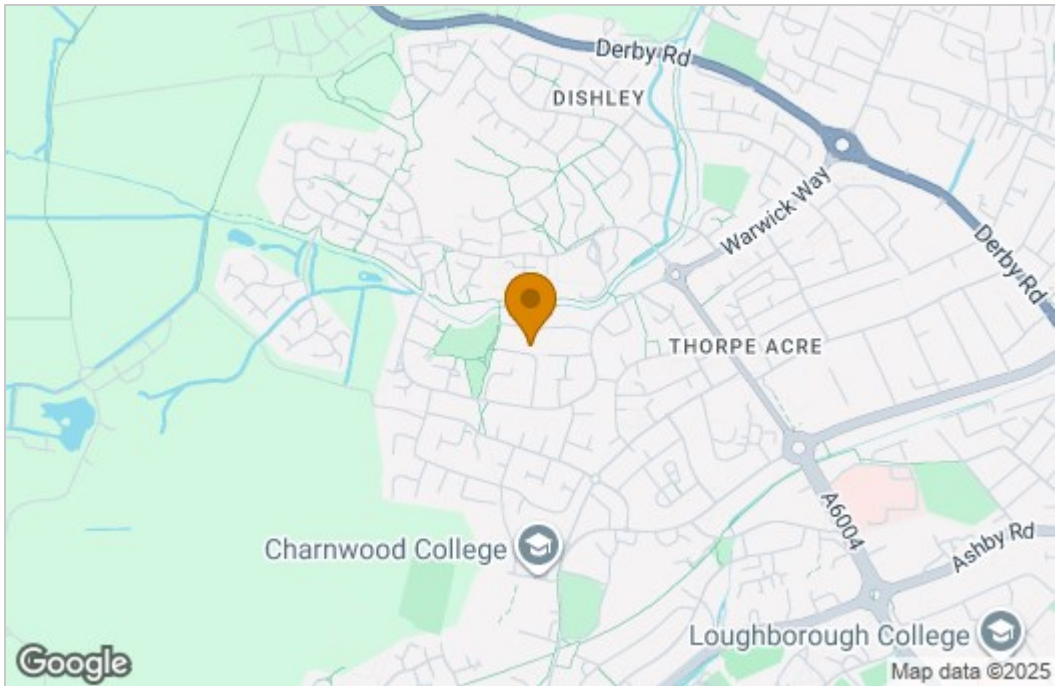
Howard Close, Loughborough  
Internal Square Footage: Approx 1347 sq.ft

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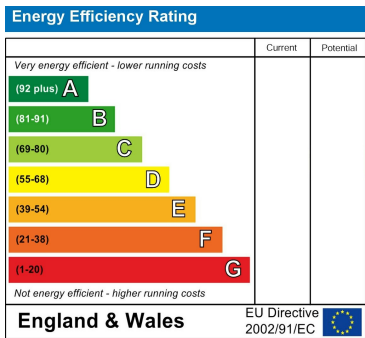
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Area Map



Energy Efficiency Graph



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