

Holden's

A Modern Estate Agent



61 Glenmore Avenue, Loughborough, LE12 9LQ

£210,000

This traditionally styled three well sized bedroom home occupies an established residential location with open views over Glenmore Park towards the front elevation. NO UPWARD CHAIN.

This charming family home benefits from modern UPVC double-glazing throughout along with a gas central heating system that provides warmth and comfort year-round. The property is well-maintained and offers spacious living areas, comprising a welcoming entrance hall, a generous lounge/diner, a fitted kitchen, a bright conservatory, and a convenient downstairs WC. Upstairs, there are three comfortable bedrooms and a modern fitted shower room. Outside, the property boasts attractive, well-kept gardens at the front and rear, as well as a driveway that provides off-road parking.

Ground Floor:

Entrance Door & Hallway:

Accessed via a uPVC double-glazed door, the entrance leads into a welcoming hallway. The hallway features a staircase ascending to the first floor and provides access to the main living areas. The decor is neutral, with a practical layout that ensures a smooth transition into the home's living spaces.

Lounge/Diner:

This spacious and versatile living area is ideal for family gatherings and entertaining guests. The room benefits from large uPVC double-glazed windows at the front and rear, allowing an abundance of natural light to flood the space. Additionally, patio doors from the lounge/diner lead directly to the rear garden, creating an effortless indoor-outdoor flow.

Kitchen:

The kitchen is fitted with classic wooden-style units arranged along the wall and base, offering ample storage space for utensils, cookware, and provisions. A stainless steel sink unit with a mixer tap is set into a rolled-top preparation surface, complemented by tiled surrounds that add a practical and attractive finish. The tiled flooring enhances durability and ease of cleaning. Two uPVC double-glazed windows, positioned at the rear and side elevations, provide good natural light and ventilation.

The kitchen includes plumbing for a washing machine, space for a fridge and freezer, and a designated area for a free-standing cooker. A walk-in store cupboard provides additional storage, helping to keep the kitchen organized and

clutter-free.

Conservatory:

Constructed from uPVC double-glazing with a timber-effect laminate floor, this bright conservatory serves as an ideal additional living space or sunroom. It features a water point for convenience, and a uPVC double-glazed door grants access to the private rear garden, making it perfect for relaxing or hosting garden parties.

W.C. (Toilet):

A practical and tidy cloakroom fitted with a low-level push-button WC and a pedestal wash hand basin with mixer taps.

First Floor:

Landing:

The landing provides access to the three bedrooms and the fitted shower room. A uPVC double-glazed window at the rear elevation ensures natural light fills the space. A loft hatch provides access to the roof space for storage or potential conversion if desired.

Bedrooms:

The three bedrooms are comfortably proportioned, suitable for various uses such as a master bedroom, children's rooms, or a home office. All bedrooms benefit from uPVC double-glazing, ensuring a warm and quiet environment.

Fitted Shower Room:

The modern shower room is fitted with a sleek shower enclosure, a wash hand basin, and a low-level WC.

Exterior and Gardens:

The rear garden is equally well cared for, with a paved patio area ideal for outdoor dining and entertaining. The garden is enclosed, offering privacy and security, and is suitable for children or pets. The driveway provides off-road parking/

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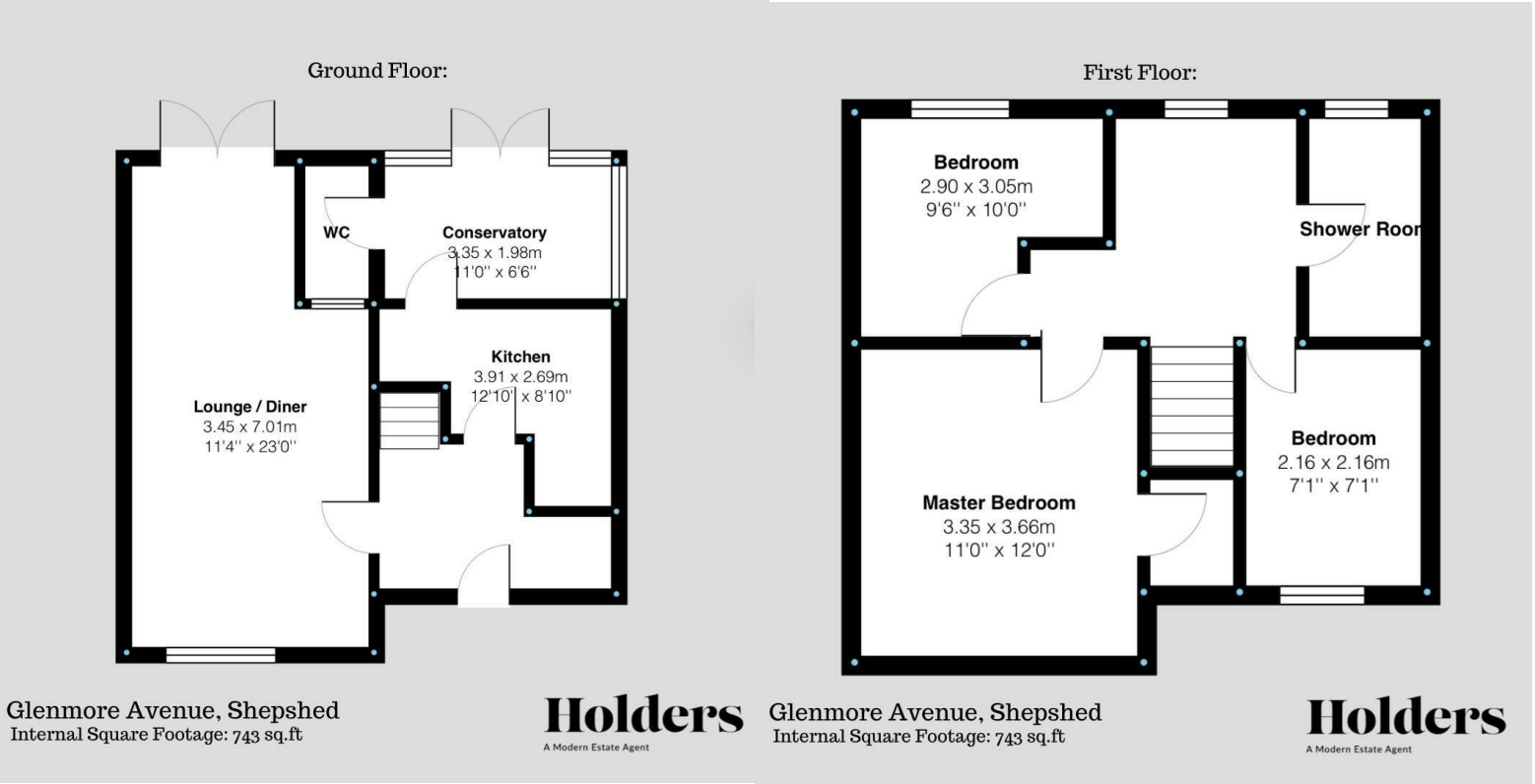
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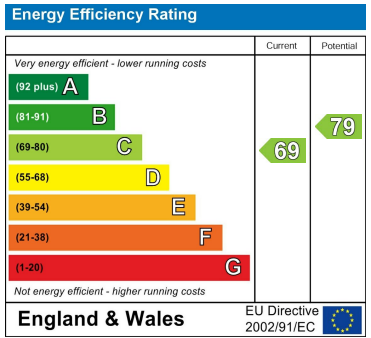
Floor Plan



Area Map



Energy Efficiency Graph



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