

Holdere

A Modern Estate Agent



23 Rosslyn Avenue, Loughborough, LE12 7UQ

£565,000

Holdere Estate Agents are delighted to bring to market this exceptional extended and upgraded, five bedroom four bathroom detached home. The property boasts a double storey extension to the side, single storey extension at the rear and a loft conversion. In brief the accommodation on offer comprises the entrance hall, w.c., lounge with media wall & fire, stunning extended Kitchen/Living/Diner spanning the full width of the property, four double bedrooms, two being en-suite and the family bathroom. Bedroom five occupies the entire top floor and also has an en-suite bathroom and Juliet balcony with open views.

Upon entering the property via the front door you arrive in the spacious entrance hallway, this gives access the lounge, downstairs w.c. and stunning open plan Living/Kitchen/Diner. There are also stairs rising to the first floor and useful under stairs storage cupboard.

The lounge is situated at the front of the property, the current owners have upgraded it to an exceptionally high standard and it features a large bay window to the front elevation, floating media wall with built in fireplace and panelling.

Returning back to the hall you find the downstairs w.c. conveniently located just off. It is fitted with a two piece suite comprising low flush w.c., wash hand basin with built in storage below, tiled splash back and frosted window to the front elevation.

The heart of the home is undoubtedly the stunning open plan Living/Kitchen/Diner which provides an excellent space for all the family to enjoy, this forms part of the extensions to the property. The kitchen is fitted with an array of base and eye level units with work surfacing over and fitted breakfast island with built in ovens, gas hob and and extractor over, integrated fridge/freezer, integrated dishwasher and further cupboard storage throughout. There is plentiful space for a living area and further formal dining area with bi-folding doors onto the rear garden and feature skylights above. Leading from here is a utility area with door providing side access onto the rear garden and access to the front via a secure side gate. There is also a useful built in storage space.

The utility room is fitted with countertops and wall units, there is space and plumbing for both a washing machine and dryer as well as space for an American style fridge freezer.

Ascend onto the first floor and you will find four double bedrooms, two with en suite shower rooms and the family bathroom serving the remaining two bedrooms.

Bedroom one is situated at the front of the property, it has fitted wardrobes and en-suite shower room this was formerly the main bedroom before the extension and loft conversion.

The en-suite is fitted with a three piece suite comprising low flush w.c., wash hand basin with storage below, walk in shower cubicle and a frosted window to the side elevation.

Bedroom two is part of the side extension to the property. making it a comfortable double room with en-suite shower room.

The en-suite is fitted with a three piece suite comprising low flush w.c., wash hand basin with storage below, walk in shower, heated and illuminated anti steam mirror and frosted window to the side elevation.

Bedroom three and four are both double rooms located at the rear of the property and each benefit from a nice outlook over the garden.

The family bathroom is fitted with a stunning three piece suite comprising free standing bath, floating sink with storage below and low flush w.c. The bathroom is fully tiled throughout it also has a mirror with light surround and frosted window to the rear elevation.

Ascending to the second floor you arrive in bedroom five. This room forms the loft conversion and occupies the entire top floor. Full of natural light from four skylights and sliding doors on the side elevation providing a great uninterrupted outlook from a Juliet balcony. The current owners have it set up as an additional reception/games room but it could easily be a bedroom or another room subject to what the next purchasers needs are. There is also a stunning bathroom/en-suite which is fitted with a free standing bath, twin sink units with illuminated mirror above, low flush w.c. and skylight.

To the outside you will find it benefits from a larger than average driveway affording multiple off road parking spaces and access to the single integral garage. To the side there is gated side access and pathway to the rear as well as a useful built in storage space. The rear garden is complete with a large decked seating area spanning the width of the house and astro turf lawn all of which is enclosed by wooden fencing keeping it safe and secure.

An internal inspection comes highly recommended to appreciate the level of accommodation on 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.

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.

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Extra Information

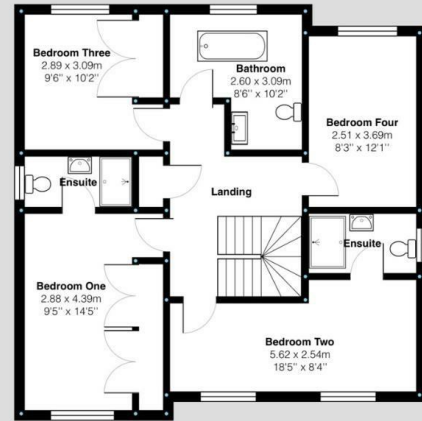
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor



First Floor



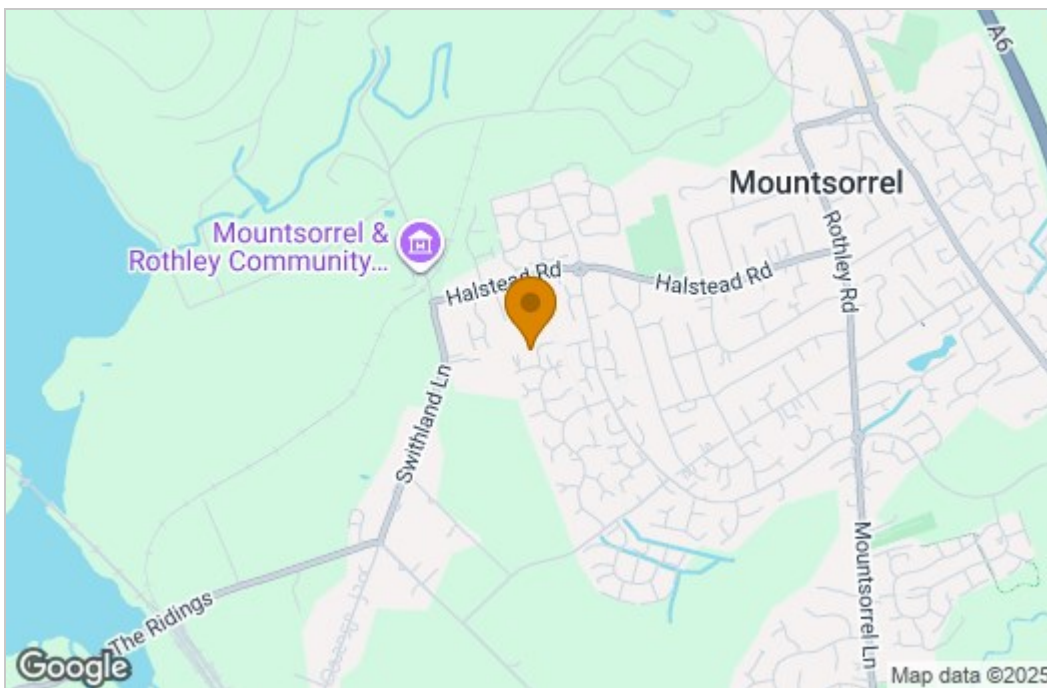
Rosslyn Avenue, Mountsorrel
Internal Square Footage: Approx 2222 sq.ft

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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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9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk