

# Holders

A Modern Estate Agent



**22 Cleveland Road, Loughborough, LE11 2SP**

**Offers over £350,000**

Holders Estate Agents are delighted to bring to market with no upward chain, this charming three bedroom semi detached home. The property is superbly presented having been modernised and improved throughout by the present owners and in brief offers an entrance porch and hallway, open plan living, three bedrooms, loft room, family bathroom & downstairs w.c., plentiful parking and well maintained gardens at the rear.

## **Summary**

Upon entry to the property through the front door you arrive in the entrance porch, this is an addition to the property and a great space for cloaks and shoes etc. There is a window to the side elevation, vaulted ceiling, fitted shelving and clothes hooks. From here there is a glazed door that takes you into the entrance hallway.

The hallway sets the tone as soon as you walk in, being open to the large open plan Kitchen/Lounge/Diner. From here you have access to the first floor via a return staircase, under stairs storage cupboard, downstairs w.c, and the living accommodation.

The downstairs w.c is fitted with a two piece suite comprising low flush w.c with inbuilt wash hand basin and frosted window to the side elevation.

The heart of the home is undoubtedly the large open plan Kitchen/Lounge/Diner. This area occupies the whole ground floor and has been very well thought out by the current owners, it formerly would have been three rooms but you still have the separate areas within the room. The kitchen area is fitted with modern sleek grey wall and base units with marble effect countertops, there is an integrated electric oven with induction hob and extractor over, inset sink drainer, under counter space and plumbing for washing machine and space for fridge freezer. The kitchen has laminate flooring, a window to the rear elevation and is open to the dining area.

The dining area is conveniently adjacent to the kitchen, there are bifold doors that take you straight out to the patio and garden beyond. In this area there is sufficient space for a large dining set and the associated furniture and it flows seamlessly into the lounge. The lounge is a lovely bright room full of character, it benefits from a large bay window to the front elevation, built in storage and feature fireplace. The fireplace is lined and ready for a multi fuel stove/log burner to be installed.

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

The main bedroom is situated at the front of the home and has the benefit of a large bay window allowing plenty of natural light to flood in, it provides a nice outlook over the front. This is a very well proportioned double room and also has the

benefit of fitted storage.

The second and third bedrooms are at the back of the home, bedroom three is a comfortable single room with a window overlooking the garden. Bedroom two is a double room with a window to the rear elevation overlooking the garden and having views beyond. Bedroom two also has a staircase rising to the loft room, this was part of a loft conversion and it is a great versatile space.

The loft room has lighting, power, wall mounted boiler and skylight to the back/rear elevation.

Outside you find the property set back from the road with an attractive landscaped frontage, there is gravelled parking for several vehicles and gated access to the rear of the property. At the rear you find a large patio area, gravelled pathway, summerhouse & shed. The remaining garden is mainly laid to lawn with established borders and hedging making it very private and a great space to spend the summer months in.

## **Disclaimer**

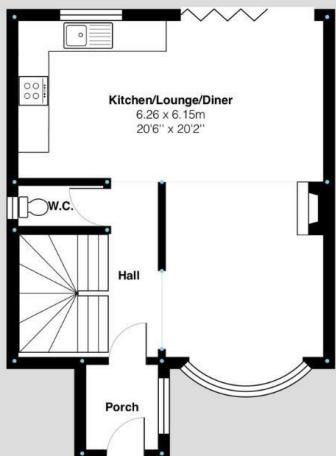
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## **Extra Information**

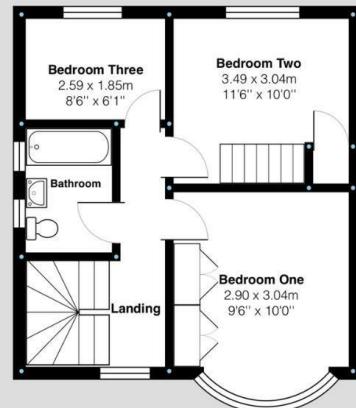
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## Floor Plan

Ground floor:



First Floor:



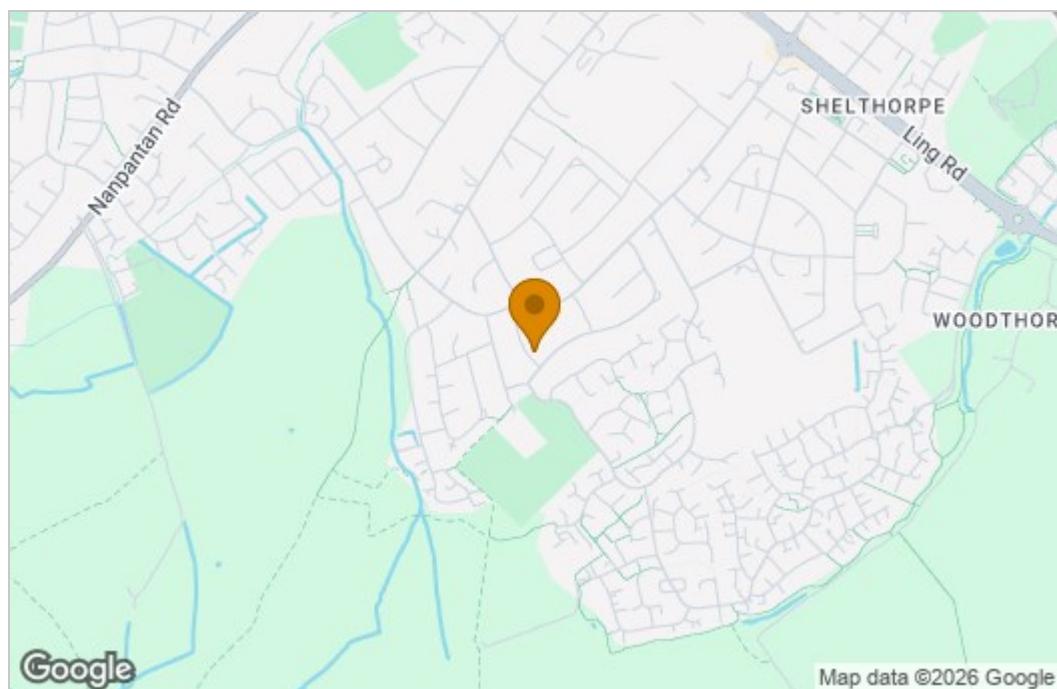
Cleveland Road, Loughborough  
Internal Square Footage: Approx 1050 sq.ft

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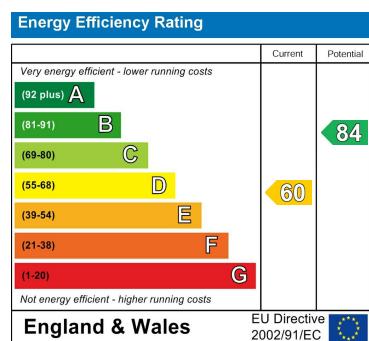
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## Area Map



## Energy Efficiency Graph



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