Holders

A Modern Estate Agent









22 Clowbridge Drive, Loughborough, LE11 4SU

£270,000

A well-presented and thoughtfully extended three-bedroom detached family home occupying a generous corner plot, featuring a conservatory, utility area, integral garage, four-piece bathroom and attractive enclosed rear garden. Offered with no upward chain and conveniently positioned for De Lisle College, Booth Wood Academy and Loughborough town centre, the property provides spacious and versatile accommodation with excellent further potential.

Summary

Occupying a generous corner position at the junction of Clowbridge Drive and Blithfield Avenue, this well-presented and thoughtfully extended three-bedroom detached home offers spacious accommodation, excellent outdoor space and considerable versatility, all within an established and highly convenient residential setting. Offered for sale with **no upward chain**, the property is ideally suited to growing families and buyers seeking a well-connected home with further potential.

A welcoming entrance hall features attractive engineered oak flooring and provides access to the principal ground floor rooms, including a comfortable lounge with matching flooring, a characterful bay window and a real flame-effect gas fire set within a stone surround. The separate dining room is equally well proportioned, with useful understairs storage and access into the rear conservatory, which creates an additional reception space overlooking the garden.

The fitted kitchen incorporates a Neff four-ring gas hob, double oven and grill, together with space for a fridge freezer and plumbing for a washing machine. A side door provides access to the covered passageway, where there is a useful utility area and access to the integral garage. A ground floor WC completes the accommodation at this level.

Upstairs, the principal bedroom spans the full width of the property and benefits from two front-facing double-glazed windows with attractive leaded detailing, alongside an extensive range of fitted wardrobes and a dressing table. The second bedroom overlooks the rear garden and features built-in storage, whilst the third bedroom provides a well-proportioned additional room. The stylish four-piece family bathroom comprises a bath, separate shower enclosure, wash basin and WC, complemented by tiled walls and a heated towel rail. The landing also benefits from an over-stairs cupboard discreetly housing the Worcester combination boiler.

Outside, the property enjoys an appealing corner plot with a paved and blue-stone driveway providing useful off-road parking, alongside a single garage. The enclosed rear garden is predominantly laid to lawn and enhanced by mature planting, with a patio adjoining the conservatory providing an ideal setting for outdoor entertaining. The front garden is complemented by picket fencing and decorative stone, creating an attractive approach to the property.

Further benefits include gas central heating, double glazing and recently replaced UPVC fascias, soffits and guttering. The location is particularly appealing for families, with De Lisle College and Booth Wood Academy both within easy reach, whilst Loughborough town centre offers a comprehensive range of shopping, leisure and recreational facilities. With its generous corner plot, versatile accommodation, established surroundings and convenient access to local amenities, this is a superb opportunity to acquire a substantial detached family home with **no upward chain**.

Disclaimer

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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.

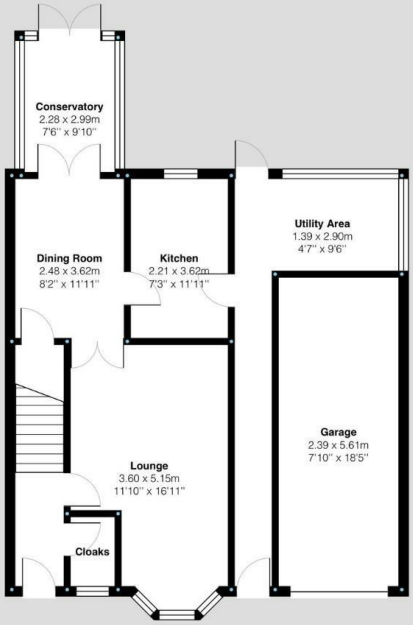
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Extra Information

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

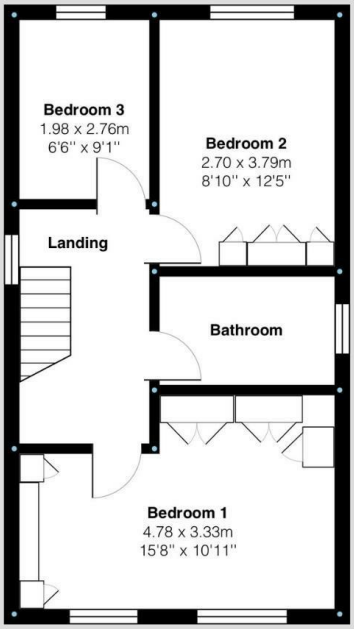
Ground Floor



Clowbridge Drive, Loughborough
Internal Square Footage: Approx 1270 sq.ft

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First Floor



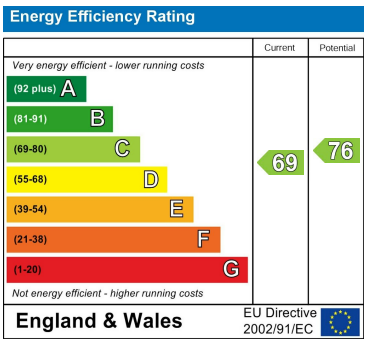
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Area Map



Energy Efficiency Graph



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