

# Holden's

A Modern Estate Agent



2 Almond Close, Loughborough, LE11 2DG

Guide price £700,000

Arguably set on the best plot in this highly sought after location and uniquely positioned with an impressive plot, this five bedroom, three reception room home enjoys a living/dining kitchen with the additional benefit of a welcoming and generously proportioned entrance hall, two en-suite bedrooms alongside the family bathroom, detached double garage, plentiful parking and both neutrally decorated and well presented throughout. Offered with no upward chain - a very rare opportunity indeed with early inspection earnestly advised.

One of the towns most popular and sought after places to live with excellent primary and secondary schools within easy walking distance with countryside walks just a stones throw away this location is highly regarded and the property itself is one of just two of this particular design and offers a particularly impressive plot and position which will become evident upon viewing.

#### ENTRANCE HALL

4.29m x 4.27m max (14' 1" x 14' 0") A lovely spacious reception space area with useful under-stairs cloaks/store and semi open-plan winding staircase with double 'bull-nosed' step to the property's part-galleried first floor landing, with doors off to the study, lounge, family room, kitchen and at the side to:

#### GROUND FLOOR W/C

2.34m x 0.89m (7' 8" x 2' 11") With two-piece white suite comprising contemporary washbasin with storage and tiled splash-back and close-coupled WC with concealed cistern unit to match.

#### DINING ROOM

4.50m x 2.85m min (14' 9" x 9' 4") Dimensions exclude walk-in uPVC double-glazed bay window to front, ceiling with light point. Again a generously proportioned room which could be utilised as formal dining, second sitting room, play room and a host of other uses as required.

#### LOUNGE

5.16m x 3.73m (16' 11" x 12' 3") The property's main reception room having a coved ceiling with two light points and feature fireplace, two pendant light points, two central heating radiators and uPVC double-glazed French doors with side screens overlooking the rear garden.

#### STUDY

3.75m x 2.22m min (12' 4" x 7' 3") Dimensions exclude the depth of the double-glazed walk-in bay window to the property's front elevation, ceiling with light point, radiator, telephone point. A spacious home office which is certainly large enough for a variety of purposes to include playroom and snug sitting room.

#### KITCHEN AREA

Complete with underfloor heating throughout the living kitchen and extending to the utility area, being fitted with a comprehensive range of base and eye-level storage units with contrasting work surfaces extending to a breakfast bar peninsular, in-built dishwasher, induction hob, dual oven/grill

and adjacent refrigerator and freezer unit, display cabinets, shelving and storage, pelmet down-lighting and UPVC double-glazed window affording views to the rear garden, access off to the utility room.

#### LIVING KITCHEN/DINER

6.73m x 4.96m overall (22' 1" x 16' 3") An impressive room allowing lots of space for dining with enough room to give potential for seating space creating the modern living-kitchen space so desirable in today's world. The Dining/seating space offers ample room with French doors and side screens to the garden and additional glazing to either side creating a fantastic aspect to the rear.

#### UTILITY ROOM

2.34m x 1.76m (7' 8" x 5' 9") Fitted to match the kitchen with space beneath the work surface for washer and dryer, inset sink and drainer and door with double-glazed window to the property's side garden and patio space.

#### FIRST FLOOR LANDING

5.22m max x 2.05m (17' 2" x 6' 9") With loft access hatch, two ceiling light points and radiator with spindle balustrade overlooking the staircase and part of the hall below, access doors to all five bedrooms and the family bathroom. A further door gives access to a useful built-in airing cupboard with hot water cylinder.

#### MASTER BEDROOM

4.62m x 4.50m max (15' 2" x 14' 9") with 10 door fitted wardrobe for storage, uPVC double-glazed window to the property's front elevation, radiator, ceiling light point and door off to:

#### EN-SUITE SHOWER ROOM 1

2.43m x 1.64m (8' 0" x 5' 5") With modern suite comprising double-size fully-tiled shower cubicle, WC and pedestal washbasin, towel radiator, down-light and extractor to the ceiling and obscure uPVC double-glazed window to the property's side elevation.

#### BEDROOM TWO

3.72m x 3.12m (12' 2" x 10' 3") Dimensions exclude recess with fitted two-door wardrobe, ceiling light point, radiator and uPVC double-glazed window to the rear garden. Door off to:

#### EN-SUITE SHOWER ROOM 2

2.33m x 1.33m (7' 8" x 4' 4") With modern three-piece suite comprising full width double shower cubicle, washbasin and close-coupled WC with

radiator, shaver socket, extractor, down-lights and obscure uPVC double-glazed window to the property's rear elevation.

#### BEDROOM THREE

4.38m max x 3.02m (14' 4" x 9' 11") Dimensions incorporate a two-door wardrobe, ceiling light point, radiator and uPVC double-glazed window to the property's front elevation.

#### BEDROOM FOUR

3.22m x 3.04m (10' 7" x 10' 0") Dimensions exclude recess with fitted three-door wardrobe, ceiling light point, radiator and uPVC double-glazed window overlooking the rear garden.

#### BEDROOM FIVE

3.05m x 2.98m (10' 0" x 9' 9") Dimensions exclude the Dorma recess with uPVC double-glazed window to the property's front elevation, with fitted three-door wardrobe.

#### FAMILY BATHROOM

With four-piece modern suite comprising bath, separate walk in shower, washbasin with storage and close-coupled WC, towel radiator, shaver socket, down-lights and extractor and obscure uPVC double-glazed window to the property's rear elevation.

#### GARDENS & PLOT

The property is notable for both its unique positioning with no near roadside neighbours and, in particular the impressive garden plot which is far larger than many locally and offers parking and gardens to the front with an EV point and the Detached Double Garage situated to the front left hand side of the plot. A substantial side garden with patio, planting area and decked space with a pergola leads to the rear garden which is sizeable with flat and level lawn, second patio area and mature plants and bushes giving a pleasant and private outlook.

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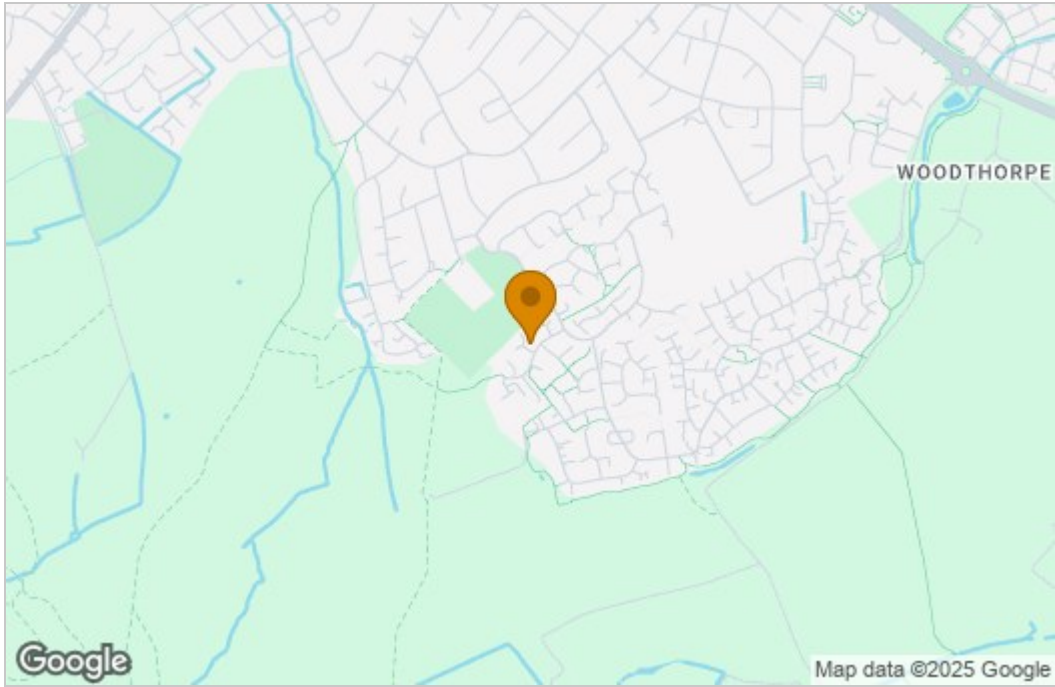
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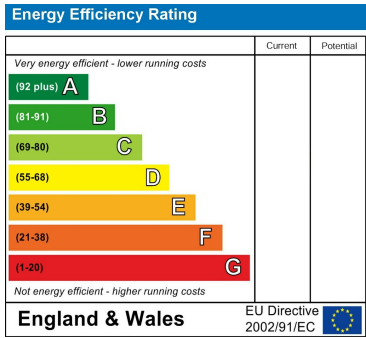
Floor Plan



Area Map



Energy Efficiency Graph



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