Holders

A Modern Estate Agent









101 Poplar Road, Loughborough, LE11 2JS

£240,000

This spacious and well-presented three-bedroom home is ideally situated close to local amenities and reputable schools, making it an attractive option for families and commuters alike. The property enjoys pleasant rear views overlooking the golf course and benefits from central heating and uPVC double glazing throughout. The accommodation comprises a generous through lounge, a modern kitchen/diner, three bedrooms to first floor and a bathroom with a separate WC. To the front, there is off-road parking providing space for several vehicles.

Summary
The property occupies a generous frontage, set well back from the road, and offers off-road parking for several vehicles.

The entrance hall includes stairs rising to the first floor, with doors leading to the lounge and kitchen/diner. It also features a radiator, ceiling light point, and a composite front door with uPVC double-glazed side panels.

The spacious lounge benefits from a dual aspect, with a uPVC double-glazed window to the front and window overlooking the rear making a great space for the family to relax.

The kitchen/diner provides a bright and practical family space. The dining area enjoys a front-facing uPVC double-glazed window and makes a flexible space to suit the buyers needs. The kitchen is fitted with a modern range of units and work surfaces with inset sink and drainer, integrated fridge / freezer, oven and hob and washing machine, a door provides access to the rear garden.

The first-floor landing includes a display recess, rear-facing uPVC double-glazed window, loft access hatch and doors leading to all three bedrooms, the bathroom and a separate WC.
The principal bedroom features a recessed area, front-facing uPVC double-glazed window and central heating radiator. Bedroom two benefits from built-in storage off the entrance recess,, ceiling light point, front-facing uPVC double-glazed window and radiator. Bedroom three includes a recess with radiator, ceiling light point and a uPVC double-glazed window overlooking the rear garden and the golf course beyond.

The family bathroom is fitted with a modern suite comprising a bath with shower over, and a pedestal wash basin.. The separate WC is fitted with a low-flush toilet, ceiling light point and an obscure uPVC double-glazed window to the rear.

The rear garden is a good size and accessed via a private gated side entrance. Immediately behind the property is a brick-built store, along with a generous decking area ideal for outdoor seating and entertaining. The remainder of the garden is laid to a flat, level lawn with fenced boundaries and enjoys a pleasant green outlook, with mature shrubs and trees backing onto the golf course.

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.

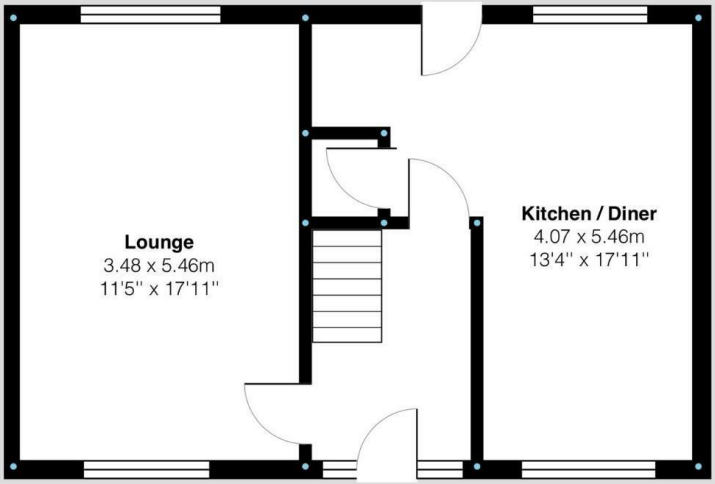
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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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

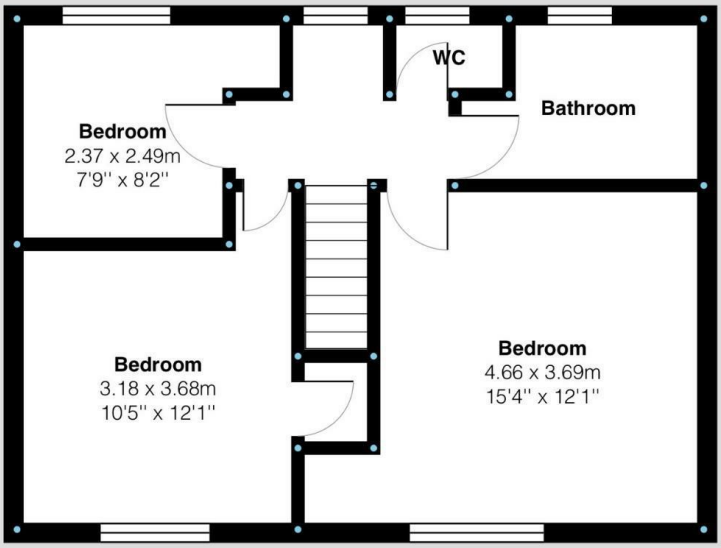
Ground Floor:



Poplar Road, Loughborough
Internal Square Footage: Approx 850 sq.ft

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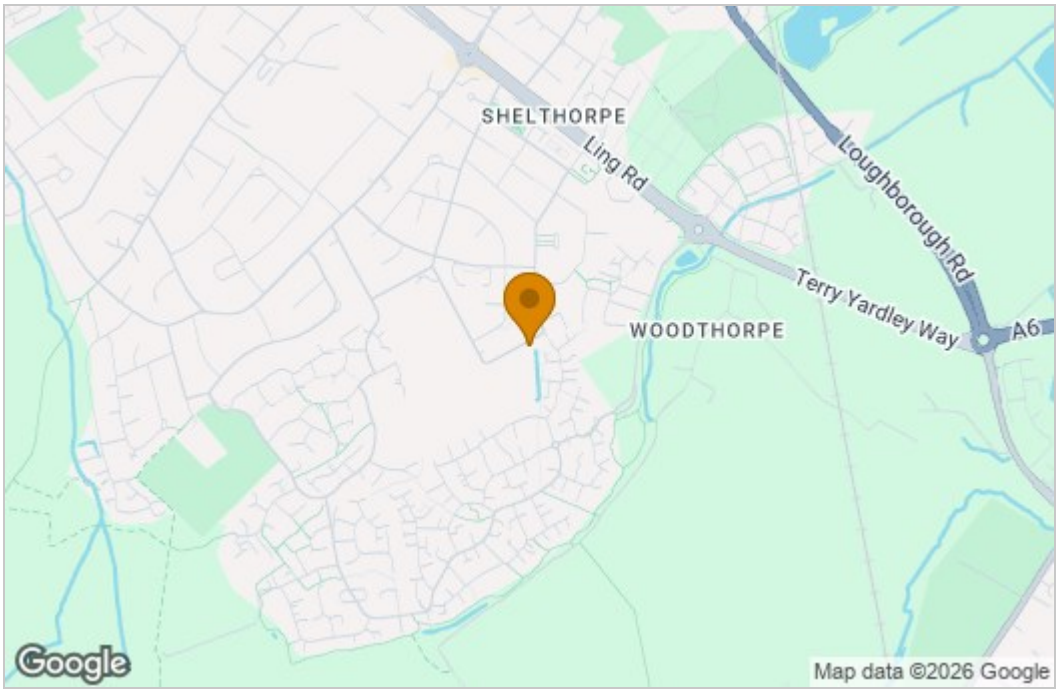
First Floor:



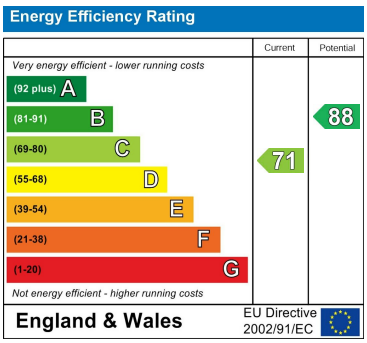
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Area Map



Energy Efficiency Graph



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