



## 24 Louden Road

Scholes, Rotherham, S61 2SU

**Guide price £225,000**



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Nestled in the charming village of Scholes, Rotherham, this delightful 1930s semi-detached house on Louden Road offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property features a welcoming reception room, perfect for relaxing or entertaining guests.

One of the standout features of this residence is the extended kitchen, which provides ample space for culinary adventures and family gatherings. The south-facing generous garden is a true gem, offering a sun-drenched outdoor space for gardening, play, or simply enjoying the fresh air.

The property also benefits from a convenient driveway, ensuring that parking is never a concern. Located in a popular village setting, residents can enjoy a sense of community while being within easy reach of local amenities and transport links.

This semi-detached house is not just a home; it is a lifestyle choice, offering comfort, space, and a wonderful garden in a sought-after location. Whether you are looking to settle down or invest, this property is a fantastic opportunity not to be missed.

### Lounge Area

11'11" x 10'10" (3.62m x 3.30m)

The lounge and dining area is a bright, open-plan space featuring wood-effect flooring and a window that fills the room with natural light. A traditional wooden fireplace with a mirror above adds a delightful focal point, complemented by soft, neutral walls and a comfortable L-shaped sofa. The dining area at the far end offers ample space for a dining table, ideal for both family meals and entertaining guests with double patio doors leading to the garden.

### Kitchen/Breakfast Room

17' x 9'10" (5.19m x 3.00m)

The kitchen/breakfast room is well-appointed with an extensive array of wooden cabinets, black countertops, and integrated appliances including an oven, grill and gas hob. A window overlooks the garden, bathing the room in natural light. There is space for casual dining with a breakfast bar and seating, making this a practical and sociable room for everyday living.

### Hallway

The hallway is welcoming with a wood-effect floor that continues through much of the ground floor. It includes the staircase to the first floor and provides access to the main living space.

### Landing

The landing benefits from natural light through a window and leads to the three bedrooms and family bathroom on the first floor. It is decorated in soft neutral tones with wood-effect flooring consistent with the rest of the home.

### Bedroom 1

12' x 9'10" (3.66m x 3.00m)

The principal bedroom is a bright and inviting room with a feature bay window and space for wardrobes.

### Bedroom 2

10'9" x 9'10" (3.28m x 3.00m)

This bedroom is a cosy space with neutral walls and wooden floors, currently set up as a nursery with a cot and a comfortable armchair placed by the window, which fills the room with light.

### Bedroom 3

6'5" x 6'1" (1.95m x 1.86m)

A bedroom currently arranged as a study, this room features a wooden freestanding wardrobe and a simple desk beside a window that provides ample natural daylight, making it a quiet space for work or hobbies.

### Bathroom

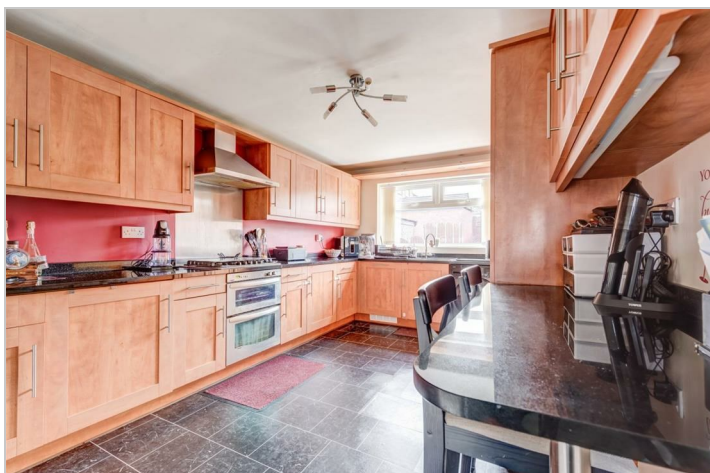
The bathroom is fully tiled with a neutral tile scheme and fitted with a white bath, pedestal basin and toilet. A window provides natural light and ventilation. The room is practical and well maintained.

### Front Exterior

The front exterior of the property is a traditional red-brick semi-detached home with a tiled roof. It features a driveway and a small lawn bordered by a low brick wall. The overall appearance is neat and well-kept, with a white front door and large bay window at the front.

### Rear Garden

The rear south facing garden is a generous, fully enclosed lawn surrounded by fencing, offering a safe and private outdoor space. A paved patio adjacent to the house provides an area for seating or dining outdoors. The garden is well maintained and ideal for family activities or relaxing in the fresh air.



## Road Map



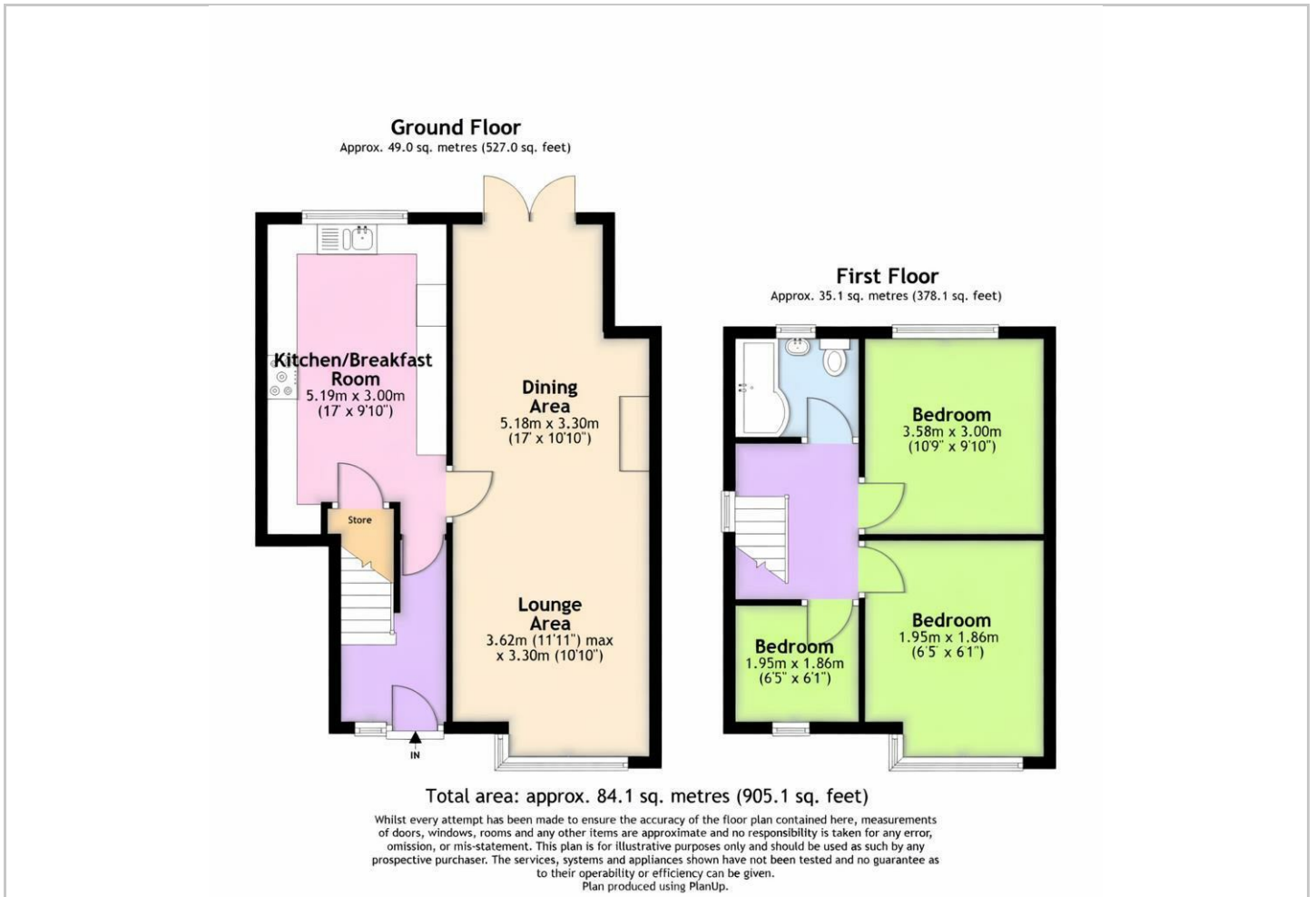
## Hybrid Map



## Terrain Map



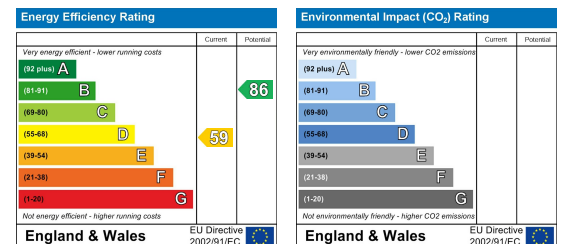
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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