

# Holdere

A Modern Estate Agent



99 Poplar Road, Loughborough, LE11 2JS

£229,950

This spacious, well-presented three-bedroom home is ideally located close to local amenities and schools, adding greatly to its appeal. The property enjoys attractive rear views over the golf course and benefits from central heating and uPVC double glazing throughout. Accommodation includes a large through lounge, a conservatory, a modern kitchen/diner, a bathroom with a separate WC, and off-road parking at the front for several vehicles.

## Summary

The property sits on a generous frontage set well back from the road and has off-road parking for several vehicles, with a gated entrance to the left leading through to the rear garden.

The entrance hall features stairs rising to the first floor, doors to the lounge and kitchen/diner, a radiator, ceiling light point and a composite front door with uPVC double-glazed side screens. The spacious lounge enjoys a dual aspect with a uPVC double-glazed window to the front and sliding patio doors to the rear, complemented by a contemporary feature fireplace, radiator and ceiling downlights, while the conservatory is of full uPVC construction with an opaque polycarbonate roof and French doors opening to the side.

The kitchen/diner provides a bright and practical family space, with the dining area benefiting from a front-facing uPVC double-glazed window, built-in storage and a wall-mounted Worcester Bosch combi boiler, and the kitchen fitted with a modern range of units and work surfaces with matching upstands, a one-and-a-quarter bowl sink with mixer tap, space for appliances, an upright fridge/freezer, an integrated dual multifunction oven and grill, four-ring gas hob with brushed steel splashback and extractor, radiator, rear-facing uPVC double-glazed window and door to the garden, and two pendant light points.

The first-floor landing includes a display recess, a rear-facing uPVC double-glazed window, loft access hatch and doors leading to all three bedrooms, the bathroom and a separate WC. The master bedroom features a recessed area, a front-facing uPVC double-glazed window and central heating radiator, while bedroom two offers built-in storage off the entrance recess, a chimney breast feature, 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 golf course beyond.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with glass shower screen and electric shower, pedestal wash basin along with a white heated towel rail, full-height tiling, low-voltage downlights and an obscure rear-facing uPVC double-glazed window, with the separate WC offering a low-flush toilet, ceiling light point and obscure uPVC double-glazed window to the rear.

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

## Disclaimer

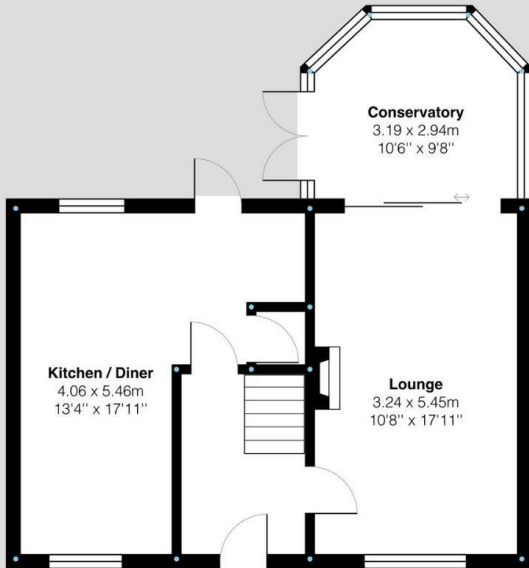
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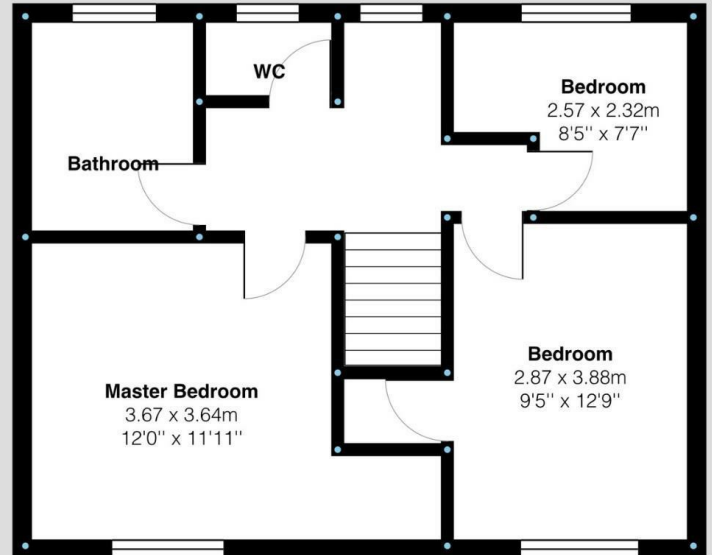
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# Floor Plan

Ground Floor:



First Floor:



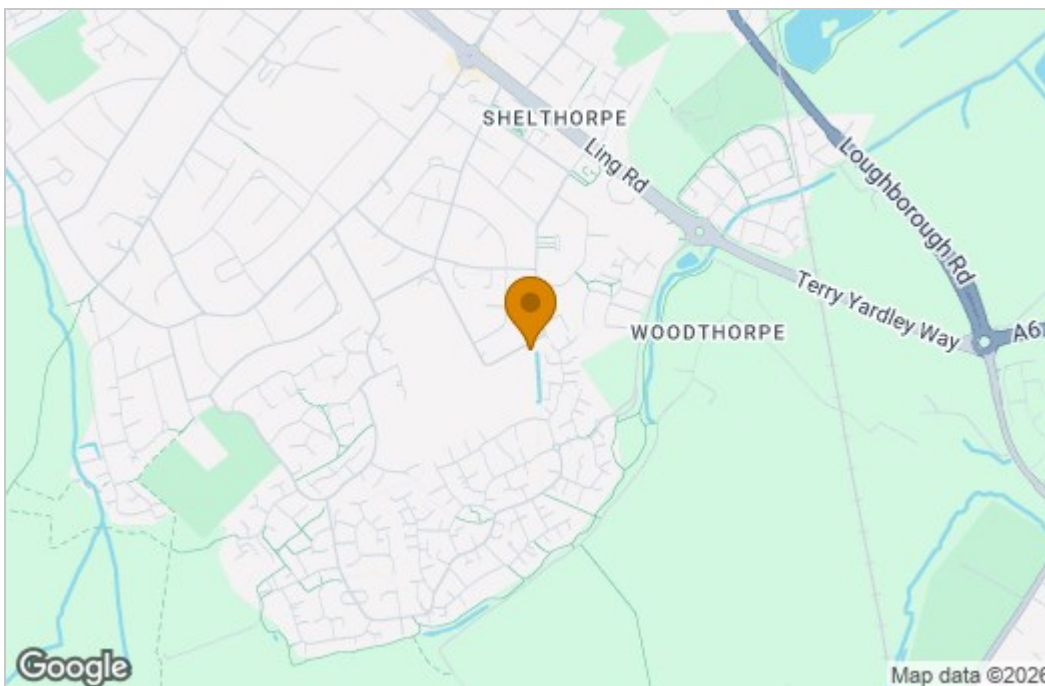
Poplar Road, Loughborough  
Internal Square Footage: Approx 904 sq.ft

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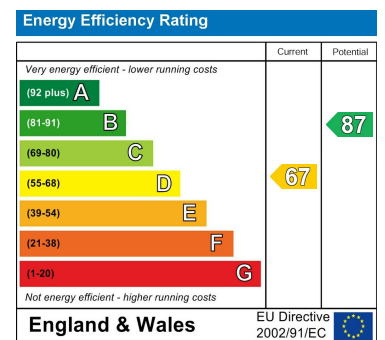
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## Area Map



## Energy Efficiency Graph



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