



**Poppy Close, Loughborough, LE11 2FA**

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# Property Description

Andrew Granger is delighted to bring to the market. This executive detached home in the sought-after Poppy Close, in Loughborough. The home offers an abundance of space and features for modern family living. The generous kitchen diner with adjoining utility room is perfect for both cooking and everyday chores, while the summer room brings the outdoors in and provides a wonderful space for socialising. A good-sized living room, games room, and five well-proportioned bedrooms provide flexible spaces for relaxation and entertainment. The two ensuite bathrooms and family bathroom offer plenty of comfort, while the enclosed rear garden, detached garage, and ample parking add to the home's practicality. Set in a desirable location with easy access to local amenities and transport links, this property is ideal for growing families.



## Key Features

- CUL-DE-SAC LOCATION
- 5 bedrooms
- 2 Ensuites
- Family bathroom
- SPACIOUS SUMMER ROOM
- Good-sized rear garden
- Finished to a high standard
- VIEWING ADVISED

**£700,000**

#### **Entrance Hall**

The entrance hall is a bright and functional space, featuring a front elevation door with double-glazed inserts that bring in natural light while offering security. A side elevation window enhances the brightness. A radiator ensures the space stays warm and comfortable. Beneath the stairs, there is useful under-stair storage, perfect for keeping essentials out of sight. The room is finished with stylish Pergo flooring, combining durability with modern appeal, and seamlessly leads into the rest of the home.

#### **W.C**

Features a wash hand basin, W.C., and a sleek chrome towel rail, combining both functionality and style. The space is fully tiled, offering a modern, clean, and easy-to-maintain finish. The chrome towel rail adds a touch of elegance while providing practicality for keeping towels warm and dry.

#### **Extra Sitting Room/Games Room**

17'3 max x 11'8 max (5.26m max x 3.56m max)

This versatile room was previously used as a gaming room but offers a wide range of possibilities to suit your needs. It features two double-glazed windows to the front, complete with fitted blinds for adjustable light and privacy. The room is comfortably heated with a radiator and has a fitted carpet, adding warmth and comfort. Whether you're looking to transform it into a home office, an extra reception, or a multi-functional space, it's ready to adapt to your lifestyle.

#### **Kitchen/Diner**

29'9 max x 12'11 max (9.07m max x 3.94m max)

This spacious kitchen diner is the heart of the family home, designed to the highest standard for both functionality and style. Featuring an array of integrated appliances, including a Miele warmer unit, microwave, coffee maker, and a integrated freezer and dishwasher, the kitchen is a perfect blend of convenience and luxury. The central island not only provides additional workspace but also offers handy storage and an integrated chiller unit. The sleek work surfaces, paired with a two-bowl sink, provide ample space for meal preparation, while the Britannia range-style cooker with a 6-ring hob and griddle burner offers the perfect setup for even the most ambitious home chefs. The room's warm ambience is enhanced by underfloor heating beneath the stylish tile floor and a wall-mounted radiator, ensuring comfort year-round.

Finished with contemporary splash back tiling and spotlighting, the kitchen has a modern, inviting atmosphere, making it the perfect hub for family meals, entertaining, and everyday living.

#### **Utility Room**

10'11 x 6'7 max (3.33m x 2.01m max)

This utility room features a side elevation door providing access to the rear of the property. It offers ample storage with a base unit and a generous worksurface, perfect for tasks like sorting laundry or prepping cleaning supplies. The stainless steel one-and-a-half bowl sink/drainer unit adds a sleek, practical touch, while the space and plumbing for domestic appliances make it ideal for laundry or other utility functions. It houses the boiler to the property. Finished with a tiled floor and splashback tiling, the room combines both style and functionality, ensuring durability and easy maintenance.

#### **Summer Room**

22'5 max x 12'9 max (6.83m max x 3.89m max)

The Summer Room seamlessly blends into the kitchen and dining area, creating an expansive, open-plan space perfect for both relaxation and entertaining. Featuring a double-glazed design and a striking vaulted ceiling, this room offers an abundance of natural light, making it feel airy and inviting throughout the year. The fully tiled floor is complemented by underfloor heating, ensuring comfort during the colder months, while built-in heaters provide additional warmth for seasonal use. Whether hosting gatherings or enjoying quiet moments, the Summer Room offers a versatile and stylish environment for any occasion.

#### **Living Room**

19'10 max x 9'11 (6.05m max x 3.02m)

The living room is a bright and inviting space, featuring a charming front elevation double-glazed bay window that allows natural light to the room. At the rear, French doors open to a summer room. A TV point provides convenience for entertainment, while a radiator ensures warmth and comfort throughout the space. The centrepiece of the room is a stylish wood-burning stove, adding both character and a cozy ambience. This living room effortlessly blends function and style, making it the perfect spot for relaxation.

#### **Landing**

This functional landing area features a front elevation double-glazed window (off stairs), allowing plenty of natural light. The floor is finished with a sleek Pergo laminate, offering both durability and a modern look. The landing also provides convenient access to the loft. An airing cupboard is neatly tucked away, perfect for storing linen and keeping the home organized.

#### **Main Bedroom**

19'01 max x 12'1 max (5.82m max x 3.68m max)

This generously sized main bedroom, measuring approximately 23ft, offers a blend of space, comfort, and functionality. It features a spacious wardrobe and a dedicated changing area, perfect for organized storage. The room is bathed in natural light, thanks to a front elevation double-glazed window and three side elevation double-glazed windows, providing an airy feel.

Fitted wardrobes and stylish bedroom furniture ensure ample storage while maintaining a sleek, contemporary look. The room is further enhanced by three radiators, ensuring warmth throughout, and spotlighting that adds a touch of elegance and atmosphere. A major highlight of the room is the ensuite, providing convenient access to private facilities.

With its thoughtful design and quality finishes, this main bedroom offers practicality.

#### **Ensuite**

This modern ensuite bathroom features a stylish and functional design, with a side elevation double-glazed obscure glass window that allows natural light to flood the space while ensuring privacy. The room is fully tiled, creating a sleek, easy-to-maintain finish. It includes a contemporary wash hand basin with a sleek chrome towel rail nearby, offering both convenience and a touch of elegance. The space is also equipped with a W.C. and a spacious shower, complete with built-in shelving for added storage. Perfectly designed for both practicality and comfort.





#### **Bedroom**

11'5 x 11'4 (3.48m x 3.45m)

Features a front elevation double-glazed window, allowing plenty of natural light to fill the space. It also includes a built-in wardrobe, providing ample storage without compromising on floor space. A radiator ensures the room stays warm and comfortable, while the fitted carpet adds a homely touch to the overall aesthetic.

#### **Bedroom**

11'5 x 9'10 (3.48m x 3.00m)

The bedroom features a rear elevation double glazed window, offering natural light. A radiator ensures the room remains cozy. The floor is finished with a fitted carpet, adding a comfortable touch to the space.

#### **Bedroom**

9'4 x 6'5 (2.84m x 1.96m)

The bedroom features a rear elevation double glazed window, offering natural light. A radiator ensures the room remains cozy. The floor is finished with a fitted carpet.

#### **Bedroom**

11'3 x 9'10 max (3.43m x 3.00m max)

This well-appointed bedroom features a rear elevation double-glazed window. The space is complemented by a radiator, ensuring comfort year-round, and is finished with fitted carpeting. A key highlight is the private ensuite, providing added convenience.

#### **Ensuite**

The ensuite is fully tiled and includes a W.C, a chrome towel rail, and a shower. The design is practical and straightforward, offering a clean and functional space.

#### **Family Bathroom**

This well-appointed family bathroom features a contemporary design with a focus on both functionality and style. The room is benefits from natural light thanks to a front elevation double-glazed obscure glass window, ensuring privacy without compromising brightness. The fully tiled walls and floor create a seamless, easy-to-maintain space, while the sleek W.C with a concealed cistern maintains a clean and modern aesthetic.

A chrome towel rail adds a touch of elegance, providing both practicality and style. The bath, complete with a hand-held shower attachment, offers flexibility and convenience for everyday use. A bidet is also included, enhancing the bathroom's comfort and versatility. The space is illuminated with strategically placed spotlights, providing bright lighting, to complement the room.

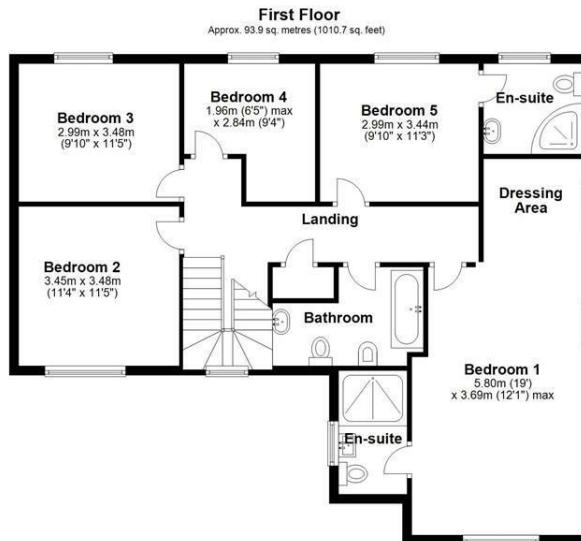
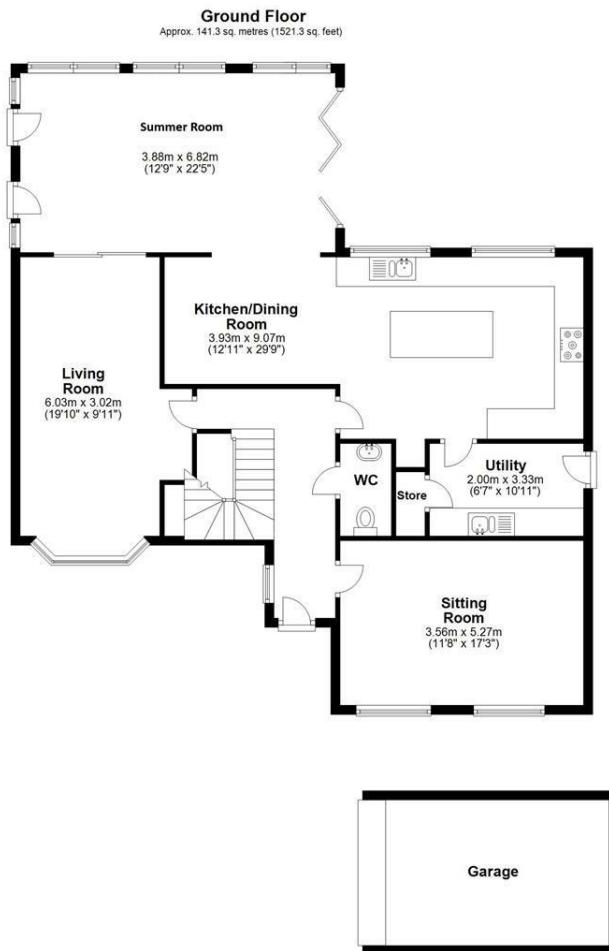
#### **Outside**

To the front of the property, a driveway offers ample parking space and convenient access to the detached garage. At the rear, a landscaped South/South West-facing garden provides the perfect setting for outdoor relaxation. The garden is mainly laid to lawn, with a charming patio seating area ideal for entertaining. A stylish pergola adds an extra touch of character. The garden is complemented by integrated lighting and heating, allowing you to enjoy the space well into the evening and during cooler months. Whether hosting guests or simply unwinding, this outdoor area offers a versatile and inviting retreat.





# Floorplan



EPC Rating - C

Tenure - Freehold

Council Tax Band - F

Local Authority  
Charnwood Borough

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