



Cleeve Mount, LOUGHBOROUGH

welcome to

Cleeve Mount, LOUGHBOROUGH

A beautifully modernised three-bedroom semi-detached home featuring a stunning open-plan kitchen, lounge, utility room, sleek shower room, generous low-maintenance garden and ample driveway parking—finished to a superb standard throughout.

Entrance

Entrance to the property is via a UPVc front door into the lounge.

Lounge

16' 8" x 12' 11" (5.08m x 3.94m)

Offering front-facing windows, neutral décor, plush carpeting, recessed spotlights, radiator, stairs rising to the first floor and access through to the kitchen.

Kitchen

16' 8" x 10' 9" (5.08m x 3.28m)

A stunning contemporary kitchen featuring sleek cabinetry, integrated appliances, generous work surfaces, and a central island with breakfast seating, hob and integrated ovens. Dual windows and French patio doors to the garden, open feel—ideal for cooking, dining, and entertaining.

Utility Room

22' 10" x 6' 9" (6.96m x 2.06m)

A substantial utility space providing additional storage, appliance areas, and direct access to the rear garden. Ideal for busy households and keeping the main living areas clutter-free.

Bedroom One

13' x 9' 11" (3.96m x 3.02m)

A primary bedroom with fitted wardrobes and dressing storage, carpeted flooring, radiator and double-glazed windows to the front.

Bedroom Two

10' 9" x 10' (3.28m x 3.05m)

Bedroom two offers carpeted flooring, double glazed window to the rear and a radiator.

Bedroom Three

10' 1" x 6' 6" (3.07m x 1.98m)

A well-proportioned third bedroom with carpeted flooring, a radiator and double glazing to the front.

Shower Room

A beautifully modern shower room fitted with a walk-in glass enclosure, contemporary vanity unit, gold fixtures, and full-height marble-effect wall finishes, heated towel rail and double glazing to the rear.

Outside

A fantastic low-maintenance outdoor space featuring a decked seating area, gravelled sections, and space for outdoor dining and relaxation. Fully fenced for privacy and ideal for entertaining.

The front of the property offers driveway parking for multiple vehicles, a lawned frontage and side access to the rear garden.





check out more properties at williamhbrown.co.uk



welcome to

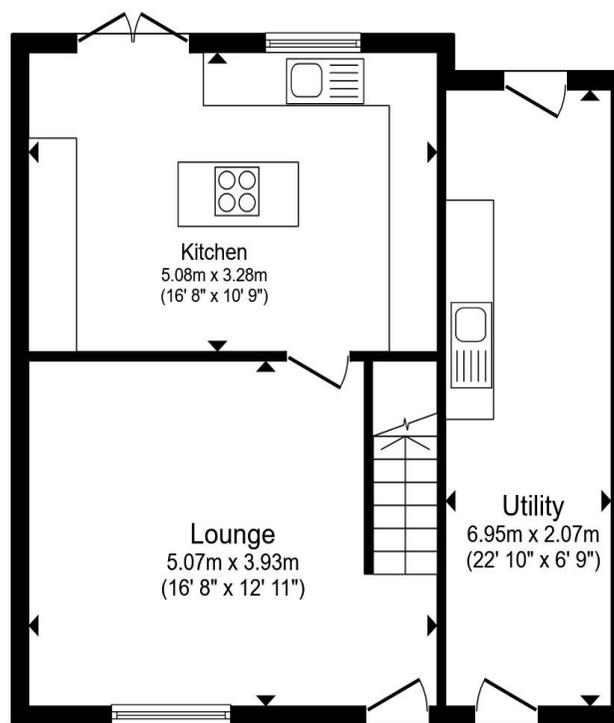
Cleeve Mount, LOUGHBOROUGH

- Fully refurbished and presented in immaculate condition
- Contemporary open-plan kitchen with island and breakfast seating
- Utility room with garden access
- Semi Detached
- Three well-proportioned bedrooms

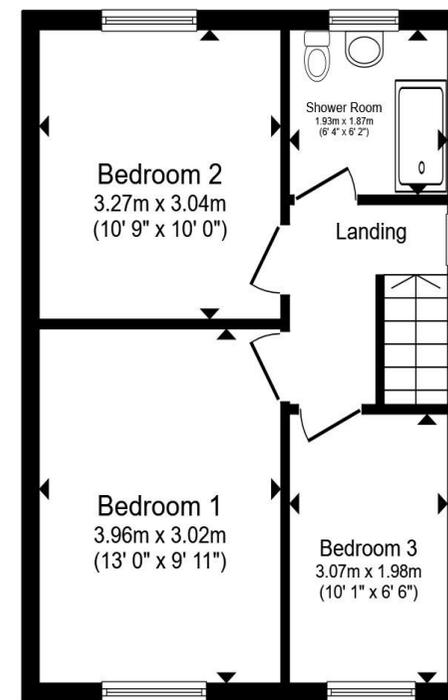
Tenure: Freehold EPC Rating: C

Council Tax Band: C

£285,000



Ground Floor



First Floor

Total floor area 90.3 m² (972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



check out more properties at williamhbrown.co.uk



Property Ref:
LBH115713 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk