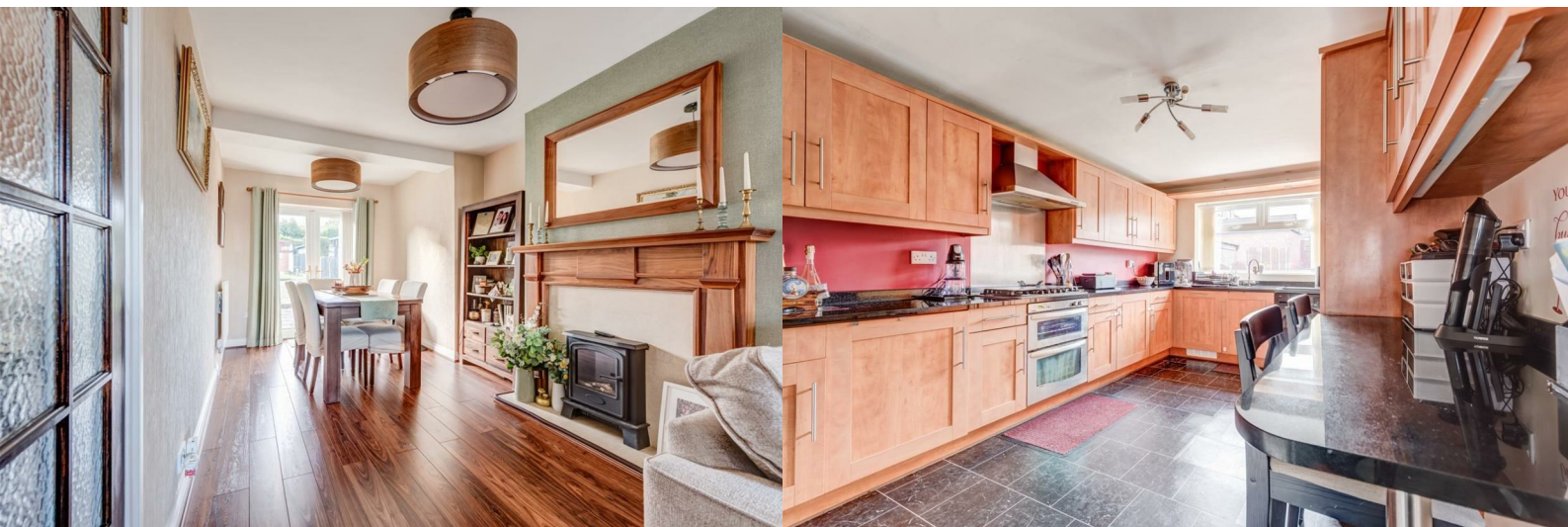




## 24 Louden Road

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 home offers a wonderful blend of character and modern living. Featuring three bedrooms and a welcoming reception room, the property provides comfortable accommodation in a sought-after village setting.

A standout feature of the home is the extended kitchen, offering ample space for cooking, dining, and everyday living. Outside, the south-facing garden enjoys plenty of natural sunlight, creating an ideal space for gardening, outdoor play, or simply unwinding.

The property also benefits from a convenient driveway, ensuring off-road parking is never a concern. Situated within a popular village location, residents can enjoy a strong sense of community while remaining within easy reach of local amenities and transport links.

Combining comfort, character, and a sought-after setting, this semi-detached home presents an excellent opportunity for a range of buyers.

### 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



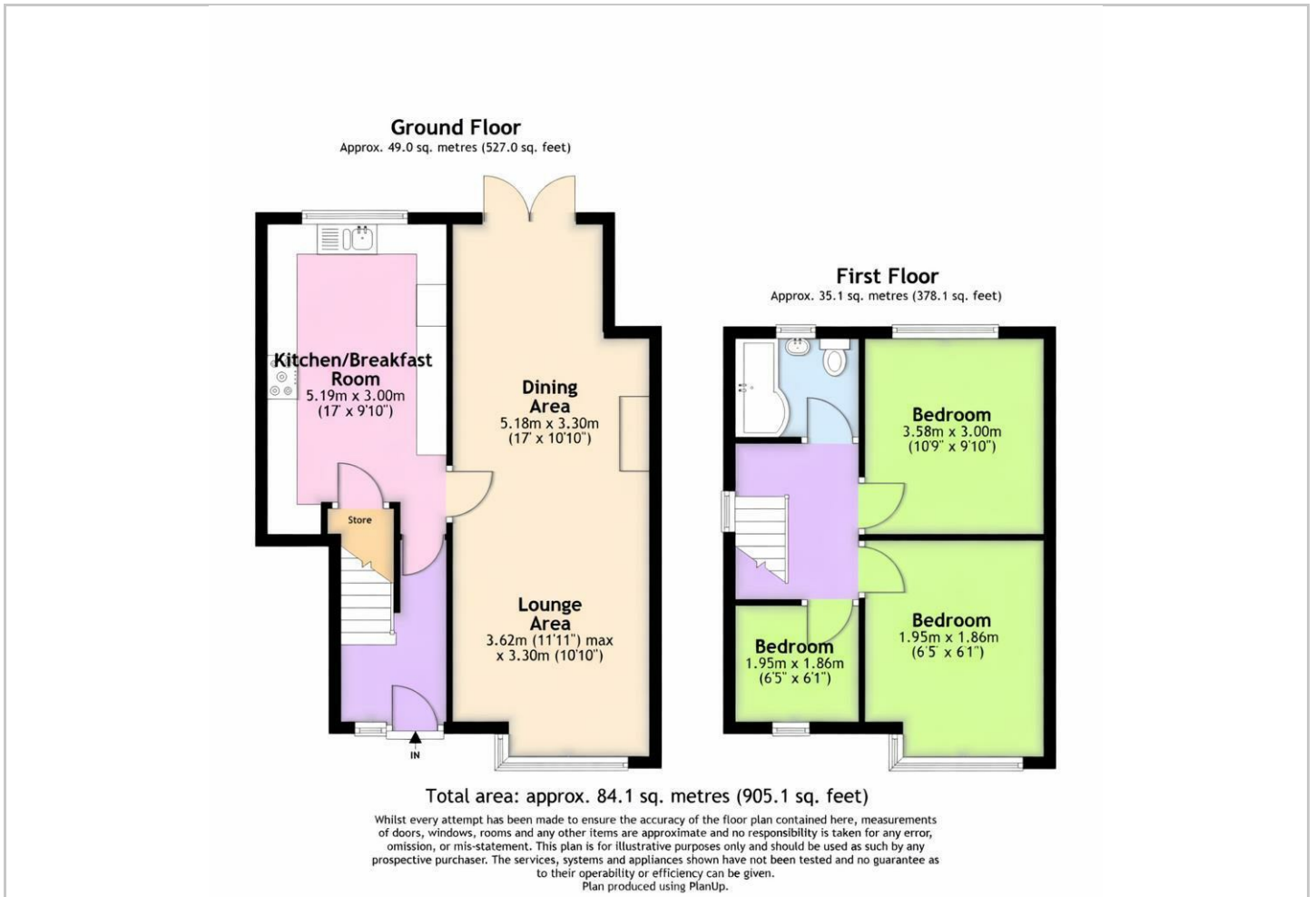
## Hybrid Map



## Terrain Map



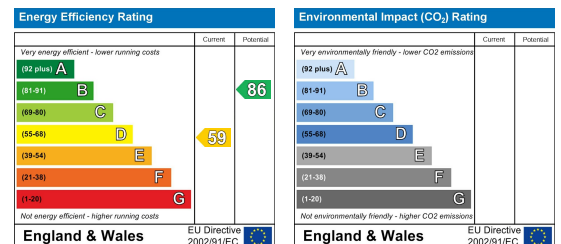
## Floor Plan



## 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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