



**HOLT DRIVE,
LOUGHBOROUGH LE11 3JA**

**OFFERS OVER
£275,000**

Located on the sought after 'Forest Side' of Loughborough is this lovely chain free, semi-detached 3 bedroom family home. Within favoured school catchment, close to Loughborough town centre catering for all day to day amenities, and excellent transport links which provide access to the industry centres. Occupying a prominent plot and position this quiet, residential setting with no through traffic with off-street parking for two cars and stunning mature rear garden with patio and a wealth of sheds is sure to be popular.

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HOLT DRIVE

Fabulous plot and position | Quiet residential setting | Close to Loughborough centre | 3 bedrooms | Fabulous orangery leading to garden | Kitchen/diner | Separate sitting room | Huge potential to develop | EPC rating | Charnwood Borough Council band



PROPERTY SUMMARY

Located on the sought after 'Forest Side' of Loughborough is this lovely chain free, semi-detached 3 bedroom family home. Within favoured school catchment, close to Loughborough town centre catering for all day to day amenities, and excellent transport links which provide access to the industry centres. Occupying a prominent plot and position this quiet, residential setting with no through traffic with off-street parking for two cars, stunning mature rear garden with patio and a wealth of sheds. The property sits on a spur road off Holt Drive close to the green space which is maintained and adopted by a residents committee. Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

FULL DETAILS

Accommodation in brief comprising: light filled entrance hallway with stairs to first floor and doors to downstairs accommodation. Sitting room with bay window to front aspect and sliding doors to kitchen/diner, electric fireplace. Kitchen/diner with range of wall, base and drawer units, integrated fridge/freezer and integrated dishwasher, space for dining table, large larder cupboard, electric fire and doorway to orangery. Beautiful orangery overlooking garden with WC and utility storeroom. To the first floor, three bedrooms - two of which have ample built in wardrobe storage space. Family shower room, Huge potential to further develop the loft for extra bedroom/bathroom space subject to planning permission. Outside, to the front is a driveway providing ample off road parking and access to the rear where there is a private enclosed garden, well planted with mature borders and mainly laid to lawn.

ENTRANCE HALL

KITCHEN/DINER

17' 4" x 12' 2" (5.28m x 3.71m)

SITTING ROOM

14' 7" x 11' 1" (4.44m x 3.38m)

ORANGERY

14' 4" x 13' 6" (4.37m x 4.11m)

WC

MASTER BEDROOM

14' 7" x 11' 1" (4.44m x 3.38m)

BEDROOM TWO

11' 5" x 11' 1" (3.48m x 3.38m)

BEDROOM/STUDY

6' 0" x 6' 0" (1.83m x 1.83m)

SHOWER ROOM

8' 10" x 5' 9" (2.69m x 1.75m)

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the

provider is expected to pay us the corresponding Referral Fee.

HOLT DRIVE





HOLT DRIVE

ADDITIONAL INFORMATION

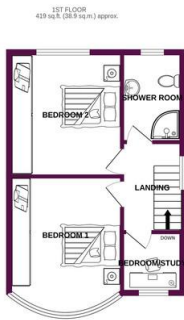
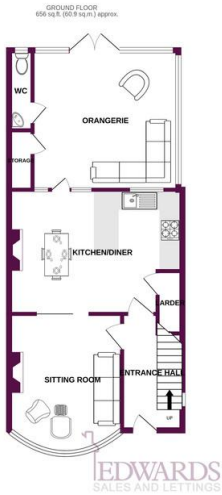
Local Authority – Chamwood Borough Council

Council Tax – Band C

Viewings – By Appointment Only

Tenure – Freehold





TOTAL FLOOR AREA : 1075 sq ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements