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GROUP



OFFERS OVER £325,000  
HOLT DRIVE, LOUGHBOROUGH





This charming bay fronted 1930's residence is located on the highly regarded Holt Drive, within the forest side of the thriving market town of Loughborough. The property has been much loved by the current owners and is presented to you in excellent condition, offering generous sized rooms and a beautifully landscaped rear garden. This family home has been extended and provides modern open plan living, whilst still retaining many of the original period features, it finds the perfect balance between contemporary and characterful presentation.





\* Viewings will be taking place on Saturday the 7th May - Contact us today to arrange your personal appointment and avoid disappointment... 01509274474

Approach this property via Holt Drive, across a gravel driveway and instantly you are struck by the stunning curb appeal of this home and beautiful workmanship that is present in the brick arch feature of storm porch. Enter through the storm porch and then through the composite glazed door into the welcoming entrance hallway. The original timber block parquet flooring is still intact and presented in excellent condition, there is the signature-stained glass porthole window to the side elevation, stairs rising to 1st floor, doors communicating to living accommodation and access to under stairs storage cupboard where the modern combination boiler is housed. The bay fronted formal lounge is located at











the front of the property and enjoys plenty of natural light flowing through from the bay, has feature inset gas fire with stone hearth and surround, radiator, ceiling light fitment and has plenty of room to seat of the family comfortably.

At the end of the hallway, you'll find access to the open plan living kitchen dining via timber door. This truly is the perfect set up for modern family living, whilst having an open plan feel, yet retaining defined sections. The kitchen is fully equipped and has a range of wall and base level oak fronted storage units with granite work surfaces over, inset sink with drainer unit and mixer tap over, Neff double oven with four burner gas hobs above and extractor unit over. The kitchen has tiled flooring which continues throughout the open plan living kitchen dining and continues through to the utility area. The utility has space and plumbing for washer and dryer with worktop space utility door to side external further door to downstairs WC which has a wall mounted











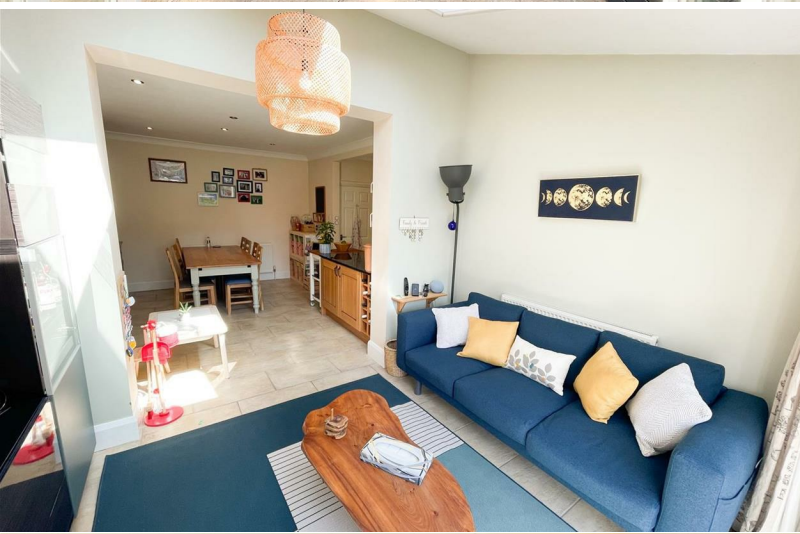
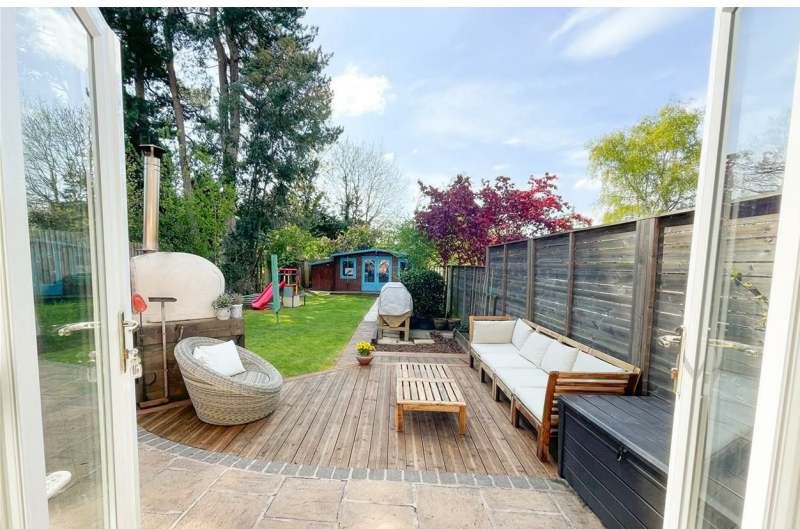
wash hand basin low-level flush WC and translucent window to rear aspect. The dining space has plenty of room for a banqueting dining table and an ideal place for Christmas dinner, has feature log burning stove, continuation of tiled flooring through to the living area. The living area at the rear enjoys plenty of natural light via French double doors to the back and to Velux ceiling light windows to the ceiling. This is the perfect place to sit and enjoys views across the peaceful garden or perhaps space for the children to play or study in sight whilst you're preparing dinner.

The stairs rise from the ground floor hallway to the first-floor landing. There is carpeted flooring window to side aspect allowing natural light throughout this space, doors communicating to all upstairs accommodation and loft hatch. The master bedroom could either be the front or rear









as both are generous sized double bedrooms. The front enjoys a bay window to front aspect overlooking mature trees across the road and has plenty of room for fitted storage if required. The rear bedroom also benefits from views, this time across the rear garden and features a range of contemporary fitted storage wardrobes. The front bedroom is a single bedroom and again has views over the front. The bathroom is well equipped and has tiling to floor and water sensitive areas, has fitted panelled bath with shower over, a corner storage unit with vanity wash and basin set within, low-level flush WC and heated chrome towel rail.

Externally this home offers ample off-road parking for multiple vehicles and has side access to the rear via timber gates. There is plenty of room to the side of the property for storage and a patio at the rear is the perfect place to sit out enjoy the sunshine with family and friends. The garden has been landscaped for ease of maintenance and as well as a patio features decked seating area, pizza oven, laid lawn with mature shrub borders as well as summerhouse to the rear which has light and power and is ideal for use as a home office or to suit your personal requirements. This fully enclosed garden is certainly very peaceful and private and could well be the tranquil space you have been waiting for.

Agents Note: This property has planning permission granted for a Further extension and loft conversion. Planning reference is - P/20/0136/2













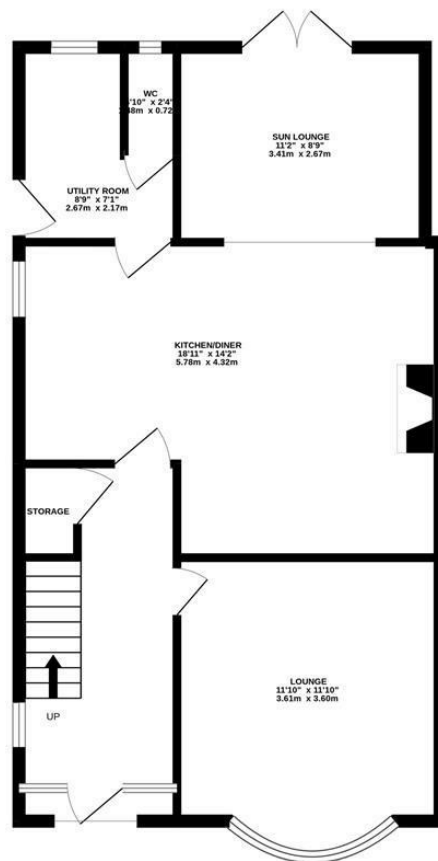




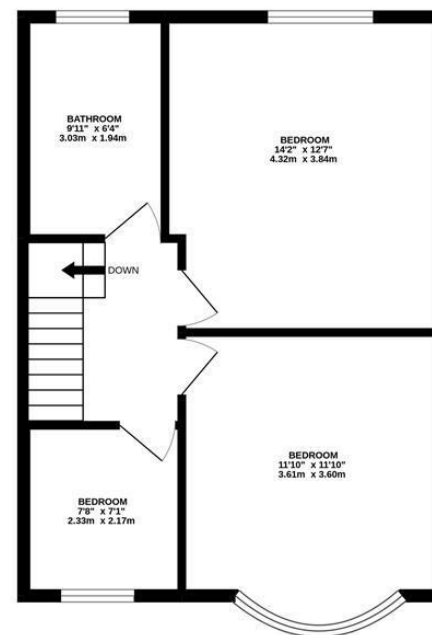




GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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