

# Holdings

A Modern Estate Agent



84 Althorpe Drive  
, Loughborough, LE11 4QU

Offers over £240,000



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This spacious family home offers a modern contemporary feel throughout and occupies this prime Thorpe Acre position within an elevated spot enjoying rooftop views of the surrounding area. The property boasts three reception areas, refitted kitchen, spacious plot and off road parking for multiple vehicles. The property has also had a new boiler fitted in December 2022.

The accommodation is generous and brings a feeling of space to the home, where you enter through the porch which allows access into the Lounge. The Lounge is complete with a focal fireplace, stairwell to first floor and opening to the Dining Room. The Dining area provides access onto a conservatory and the kitchen. The Kitchen is complete with a range of base and eye level units, inset oven and induction hob over, integrated wine cooler, space for a fridge freezer and plumbing for a washing machine, there is also a door providing access to rear garden.

Upstairs there are three bedrooms and the family bathroom. The bathroom is complete with a bath with shower over, low flush w.c and wash hand basin.

To the outside, there is an approximate four car driveway to the front and side and this leads to the private rear lawn garden has a large patio area and tiered lawn space.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

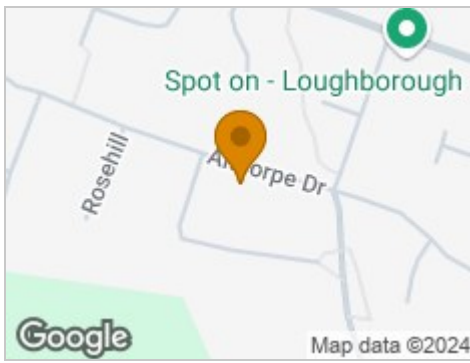
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



## Road Map



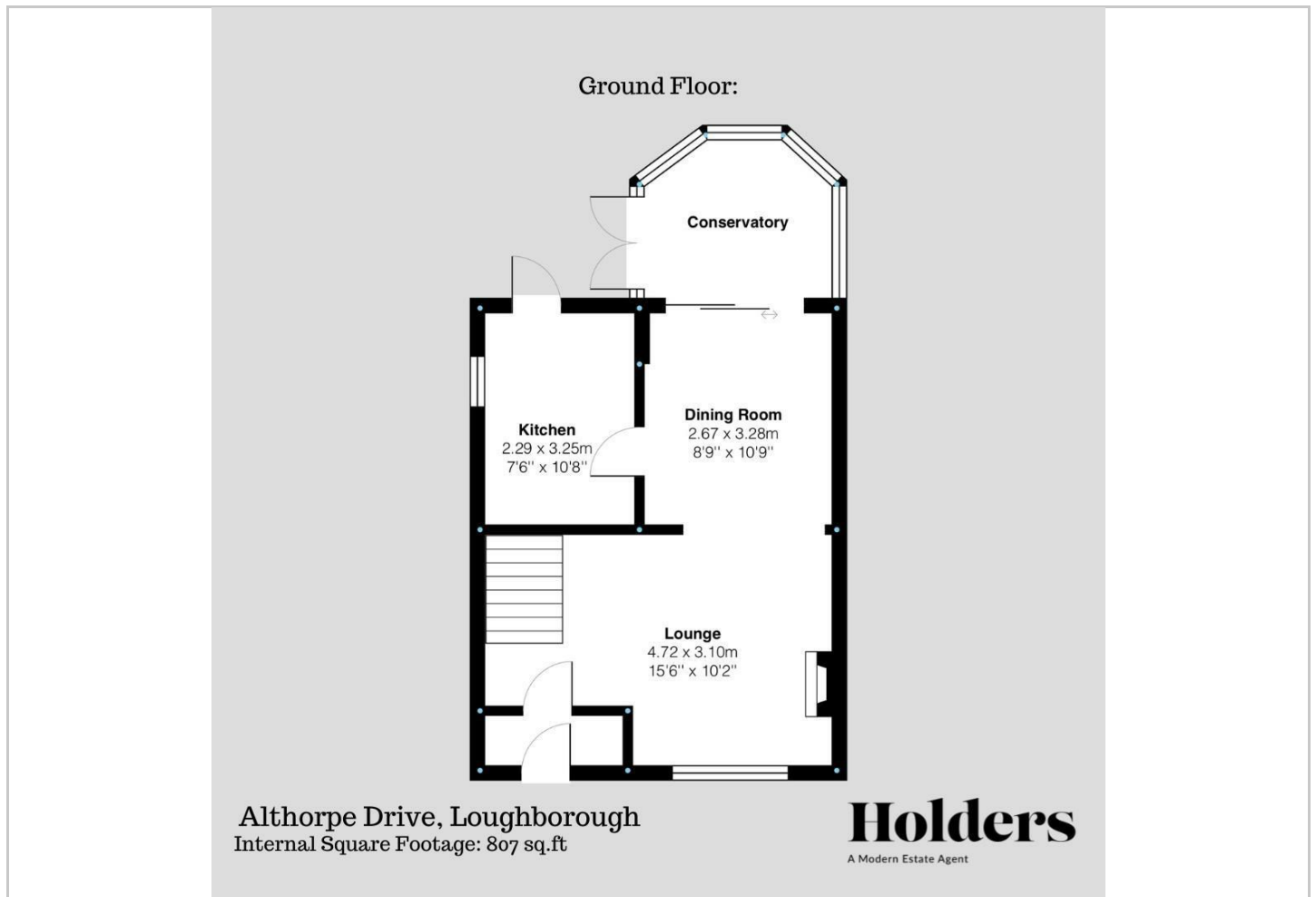
## Hybrid Map



## Terrain Map



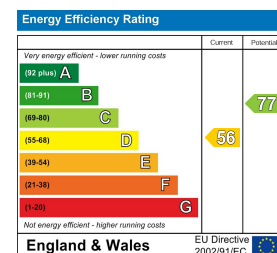
## Floor Plan



## Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.