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A Modern Estate Agent



11 Boyle Drive

, Loughborough, LE11 2UN

Guide price £325,000



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A great opportunity to purchase this attractive and well maintained three bedroom detached family home. The property occupies a lovely position with a private plot and has the benefit of a garage, off road parking and is in immaculate condition throughout. This inviting family home was constructed by Jelson Homes and is located in the popular Grange Park development, within close proximity of lovely countryside walks and a range of local shops and amenities. Access to Loughborough town centre and the city of Leicester is also easy for commuters and the Charnwood Forest is a short drive away.

The property has a generous floor area set over two floors and provides uPVC double glazing and gas central heating throughout. The accommodation comprises in brief: entrance hall, WC, sitting room with direct garden access to the rear, front to back kitchen/diner with french doors to rear garden. Upstairs, and accessed from light and airy landing space, are three well sized bedrooms and a family bathroom. The principal bedroom affords en-suite facilities. There is a driveway to the right hand side of the house, leading to a garage which has a supply and EV charger available via separate negotiation.

The rear gardens are privately aspected and are complete with an extended patio area, lawn space, side gated access and personnel door to garage.



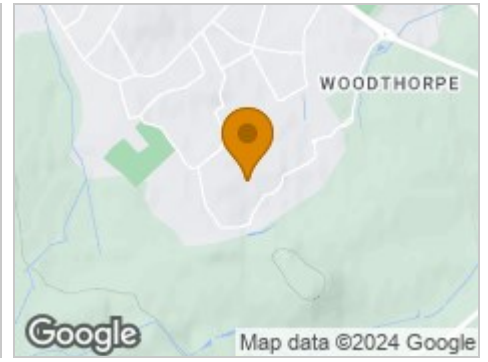
Road Map



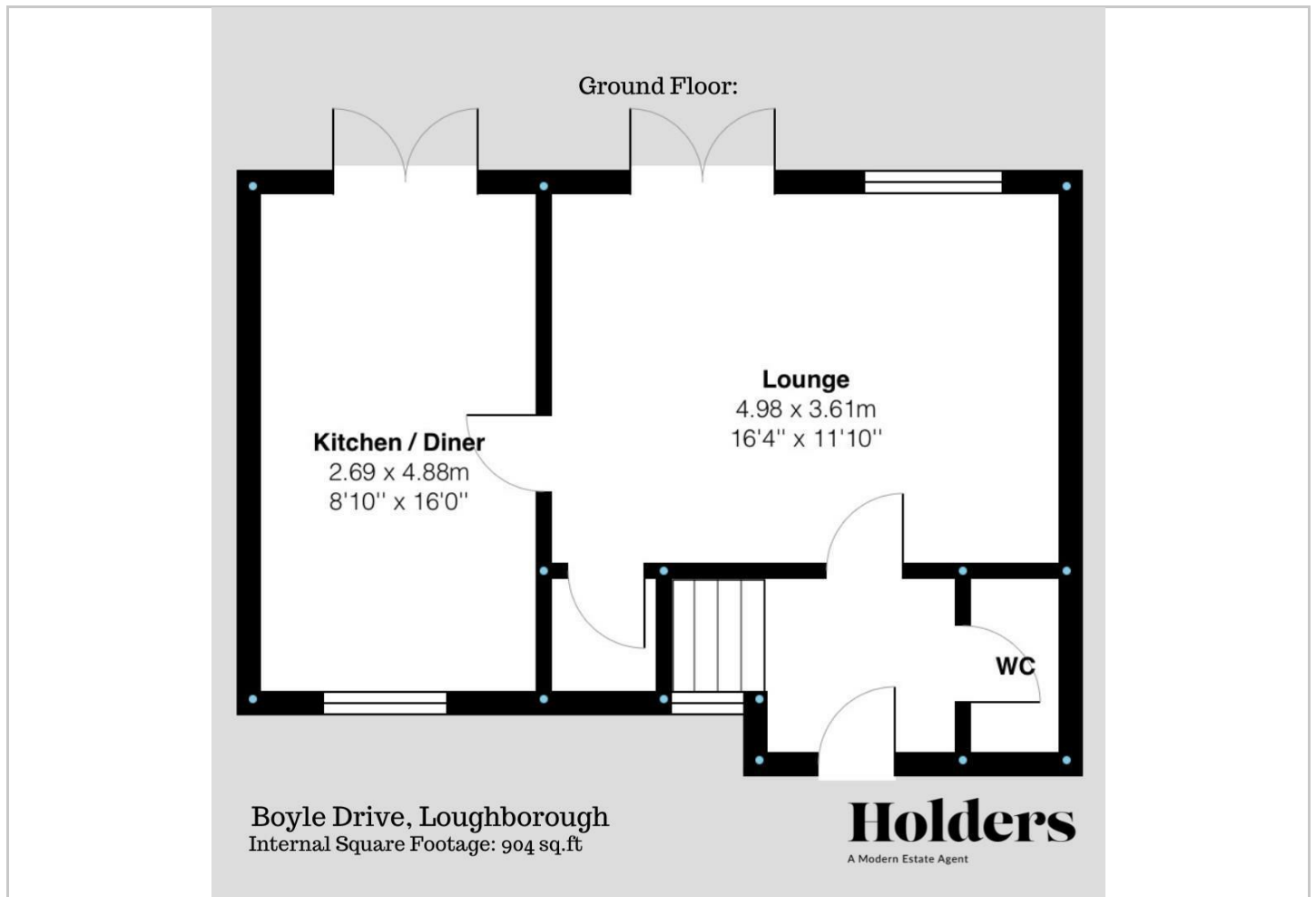
Hybrid Map



Terrain Map



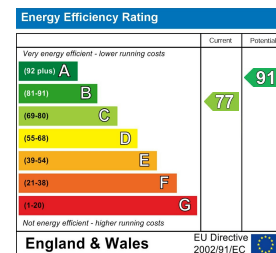
Floor Plan



Viewing

Please contact our Holdings - 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.