

# Holdings

A Modern Estate Agent



## 62 Hillcrest Drive

, Loughborough, LE11 2GX

£415,000





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There is an entrance hallway with stairs rising to the first floor accommodation, a built-in storage cupboard, engineer oak flooring fitted to entrance hall, lounge and dining room and door leading through to the lounge and kitchen. This spacious reception room has a double glazed window to the front elevation, there is a central gas fireplace and double oak doors leading through to the dining room. The dining room has fully glazed French patio doors providing views and access into the rear garden, with a further door leading through to the kitchen.

The kitchen is neatly designed and offers a range of built-in appliances and in built breakfast bar. A window overlooks the rear garden and a further door leads through to the utility room with plumbing for two appliances and access to the cloaks/WC. The down stairs cloakroom is fitted with a two piece suite in white and has a window to the side.

There is a light and spacious galleried landing with access to four bedrooms and the family bathroom, all of which are nicely proportioned and with built-in wardrobes for plenty of storage. The master bedroom is situated to the rear overlooking the garden and it has its own en-suite which is fitted with a double shower cubicle, w/c and wash hand basin. The family bathroom is also sizeable and is fitted with a bath, low flush w.c and wash hand basin.

Outside the property is set on a tucked away private drive and there is a driveway leading to an integral garage with a newly fitted electric garage

door and off road parking to the front elevation. The rear garden has been landscaped and is privately aspected and includes a seating area and 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.



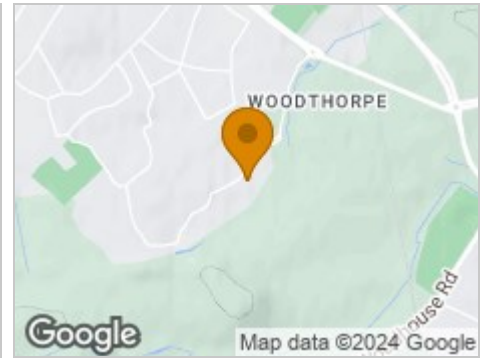
## Road Map



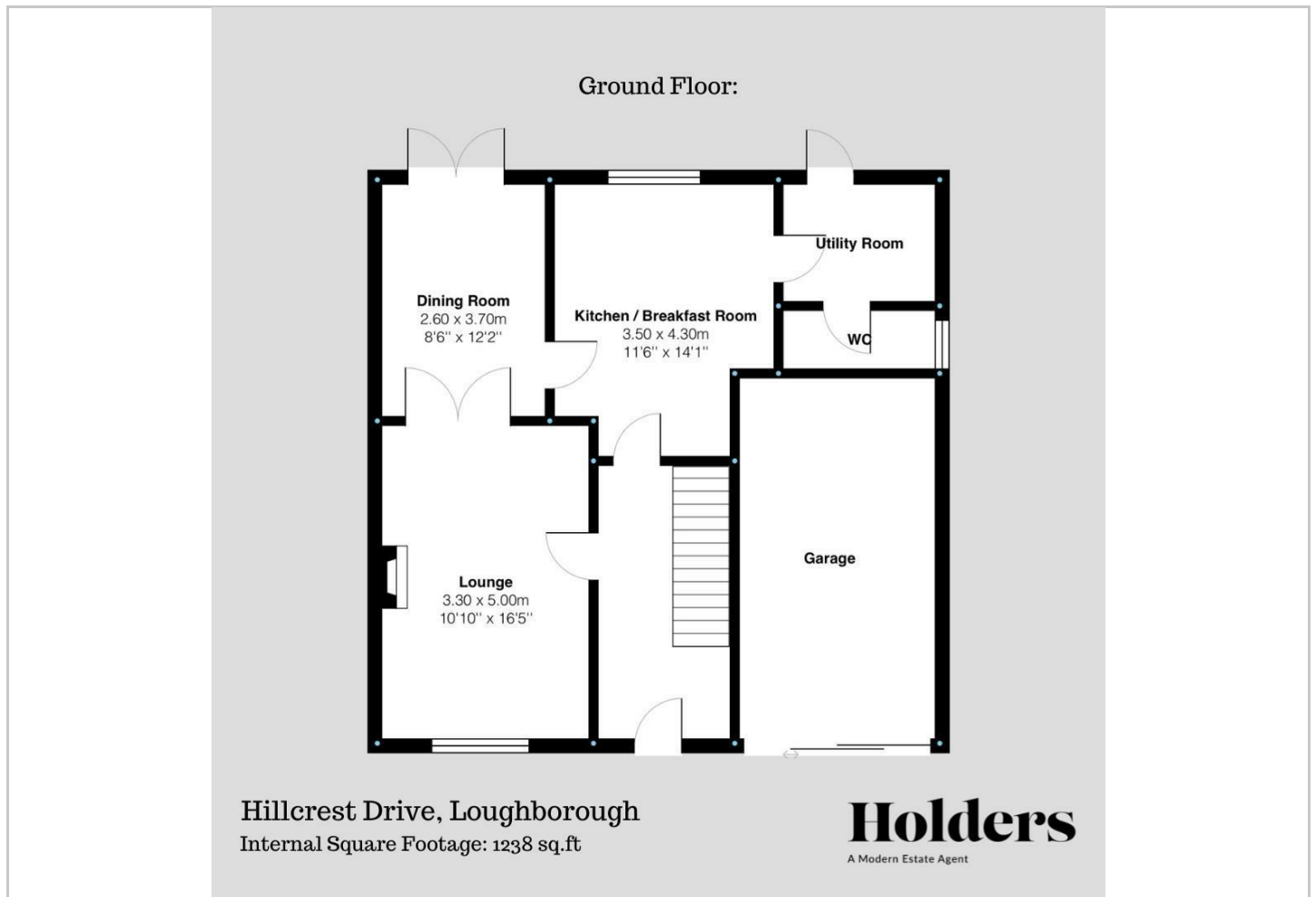
## Hybrid Map



## Terrain Map



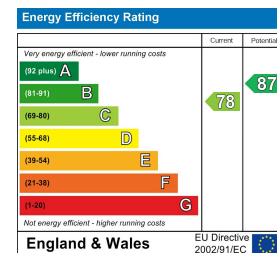
## Floor Plan



## Viewing

Please contact our 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.