

Holdings

A Modern Estate Agent



46 Montague Drive
, Loughborough, LE11 3SB

Guide price £450,000



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The property is truly impressive, boasting a large entrance hallway that offers a convenient understairs storage area. The spacious and bright lounge features a gas fire, a bay window that fills the room with natural light, and patio doors that open up to the fantastic rear garden. An archway leads to the elegant dining room, which also overlooks the rear garden and has double doors that lead back to the hallway.

The recently fitted and extended kitchen/diner is fitted with ample wall and base units, an integrated fridge and freezer, double oven, induction hob, and extractor hood, as well as a freestanding dishwasher. A side door provides easy access to the outside, while a practical downstairs WC comes equipped with storage space and a washing machine.

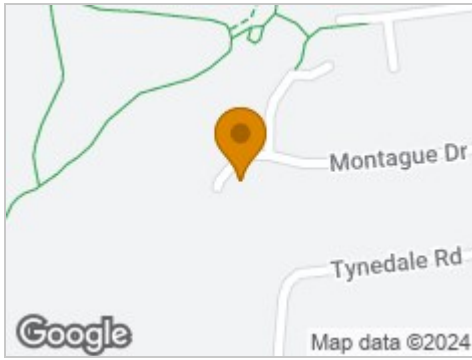
Moving upstairs, you'll find a landing area with an airing cupboard and a second storage cupboard with a hanging rail. Bedroom 3 is a spacious single room with a fitted cupboard, while bedroom 2 is a front-facing double room. The master bedroom is truly impressive, with floor-to-ceiling fitted wardrobes, stunning views of the rear garden, and fields beyond. The modern en suite shower room boasts a power shower, while bedroom 4 is a well sized room. The superb main bathroom features a shower over the bath.

Outside, there is plenty of parking space for approximately four cars, as well as a detached double garage with an electrically operated door,

power, and light. Gated side access leads to the attractive rear garden, which features a large patio area and a substantial lawned area with mature shrubs and trees. A timber shed provides additional storage space, and you can enjoy beautiful views over the fields beyond.



Road Map



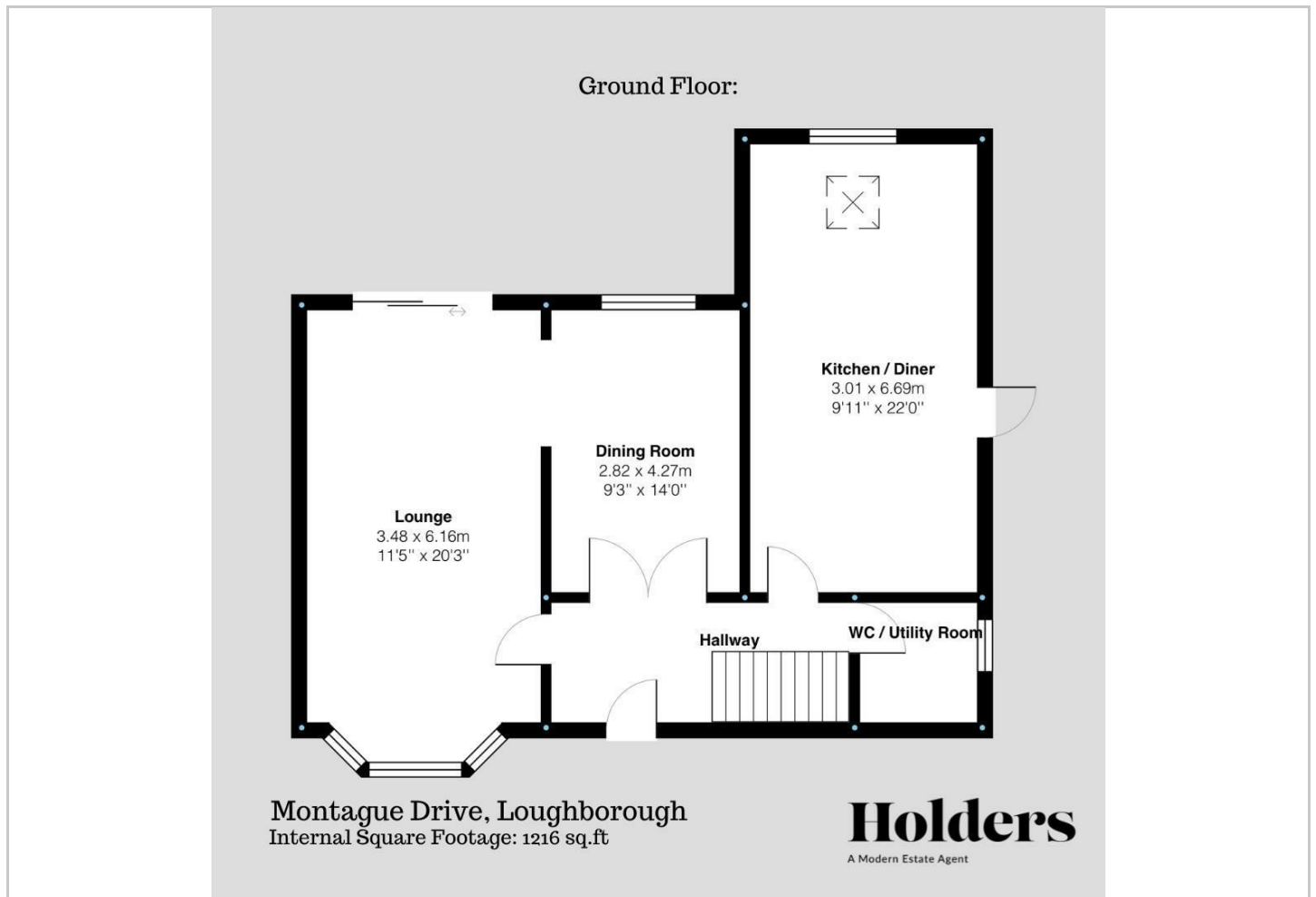
Hybrid Map



Terrain Map



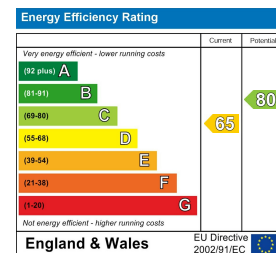
Floor Plan



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



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