

# Holdings

A Modern Estate Agent



10 Montague Drive  
, Loughborough, LE11 3SB

Guide price £450,000



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Nestled in one of the most desirable neighborhoods in Loughborough, this four-bedroom detached family home is a rare find. Situated within walking distance of Holywell primary school, this property boasts a range of features including UPVC double glazed windows, gas central heating, ample off-road parking, and a double garage.

Upon entering, you are greeted by a spacious entrance hall leading to a WC, an open plan lounge / dining room, and a breakfast kitchen. The first floor offers four generously sized bedrooms and a family bathroom complete with a three-piece suite.

Outside, the property is surrounded by well-maintained gardens at both the front and rear, with the rear garden offering privacy as it is not overlooked.



## Road Map



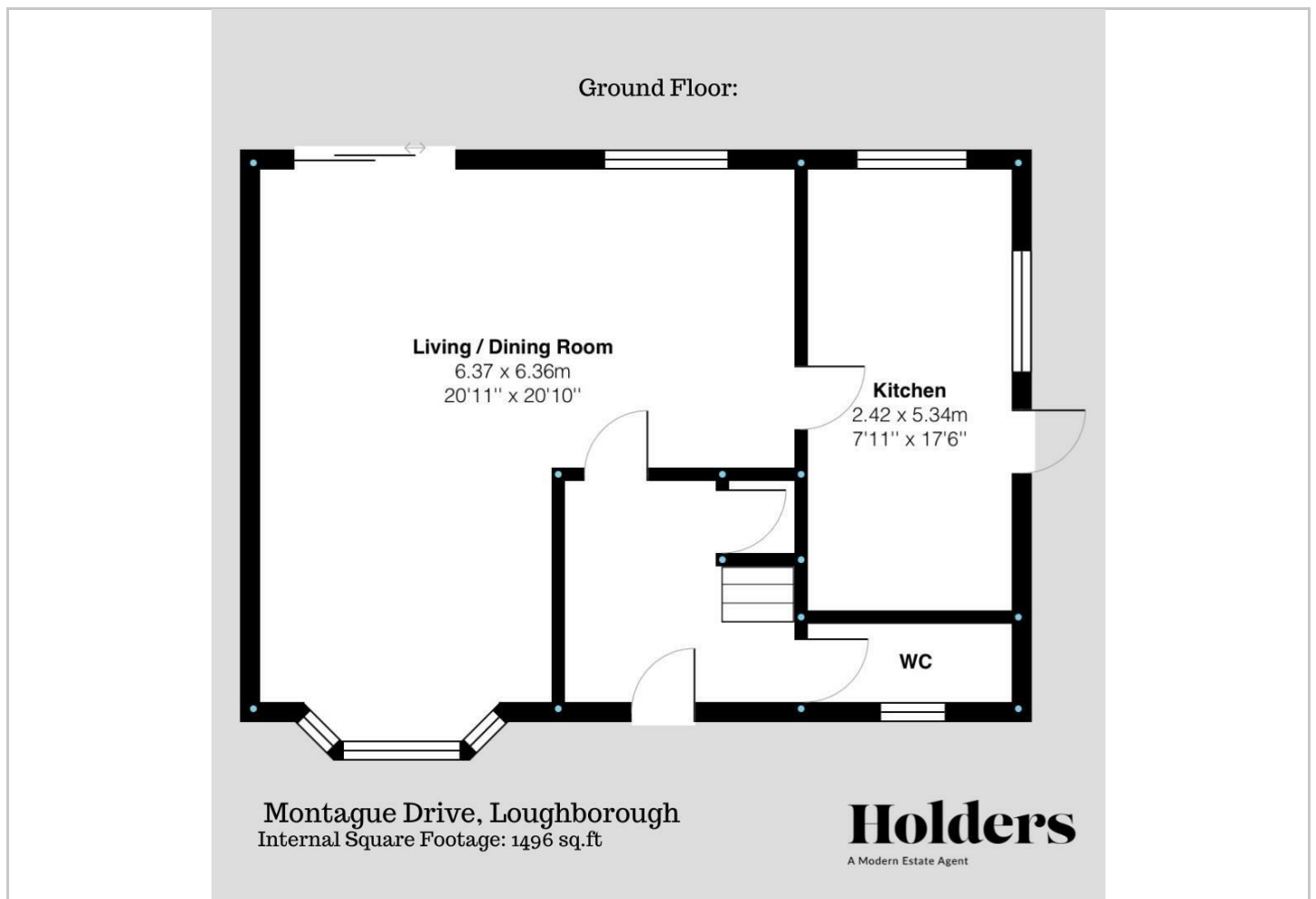
## Hybrid Map



## Terrain Map



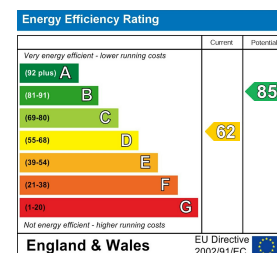
## Floor Plan



## 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



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