

Holdings

A Modern Estate Agent



10 Montague Drive
, Loughborough, LE11 3SB

Guide price £440,000



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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.

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.



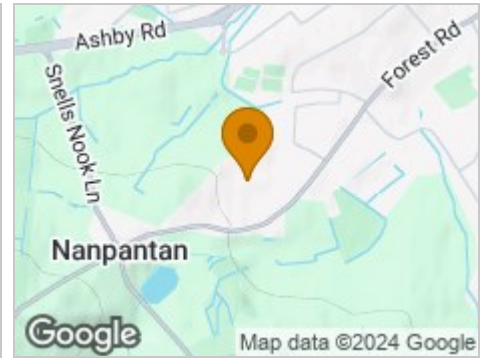
Road Map



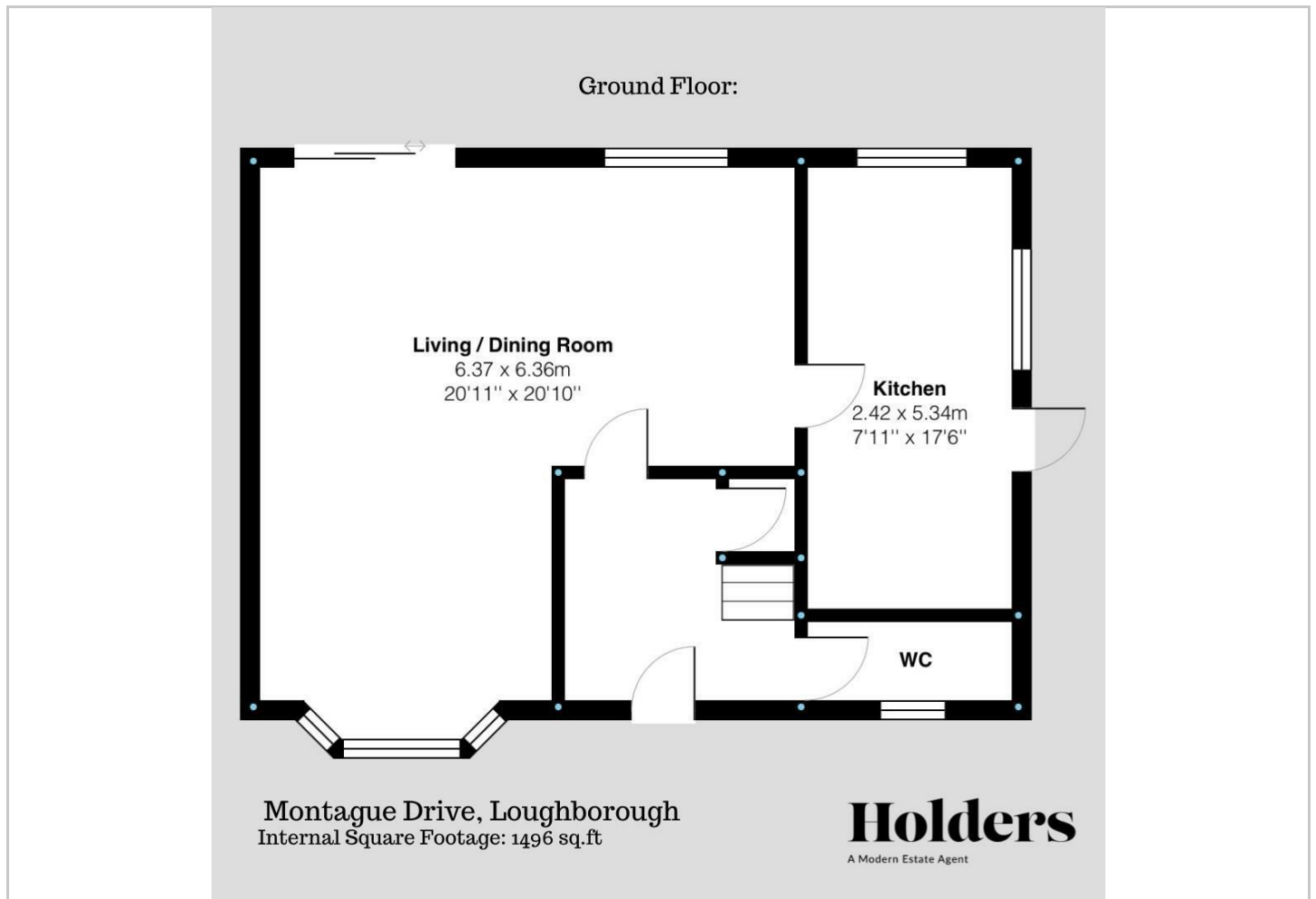
Hybrid Map



Terrain Map



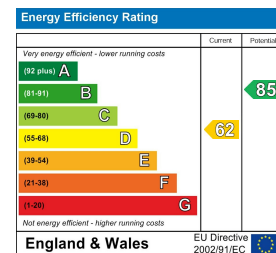
Floor Plan



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.