

Holderr

A Modern Estate Agent



57 Pitsford Drive
, Loughborough, LE11 4NY

£375,000



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The entrance hallway provides access onto the Lounge and ground floor w/c and a further reception space. The Lounge is well sized and is complete with a window to front and rear elevation, focal fireplace - making a great space to relax and enjoy. Leading adjacent from the hallway is a secondary reception room which would serve as an ideal formal dining space or a home study.

The heart of the home is the beautifully designed kitchen, equipped with modern appliances, ample counter space, and stylish cabinetry. Perfect for culinary enthusiasts and family meals. Leading from here is a further reception room which has its own access to front and rear elevations and is flexible to suit the buyers needs. Completing the ground floor accommodation is a w/c / utility room.

Ascend onto the first floor and you will find four well sized bedrooms and the family bathroom. The bathroom is complete with a bath with shower over, low flush w.c and wash hand basin.

The property occupies this lovely secluded location in a cul-de-sac on a private driveway. The front driveway has off road parking leading to the front entrance door and gated access at the side around to the rear of the property and providing access into the garage. The generous rear garden is laid to lawn and enjoys a private aspect with surrounding borders, shrubs and flowers, paved patio area and being particularly private and enclosed and 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



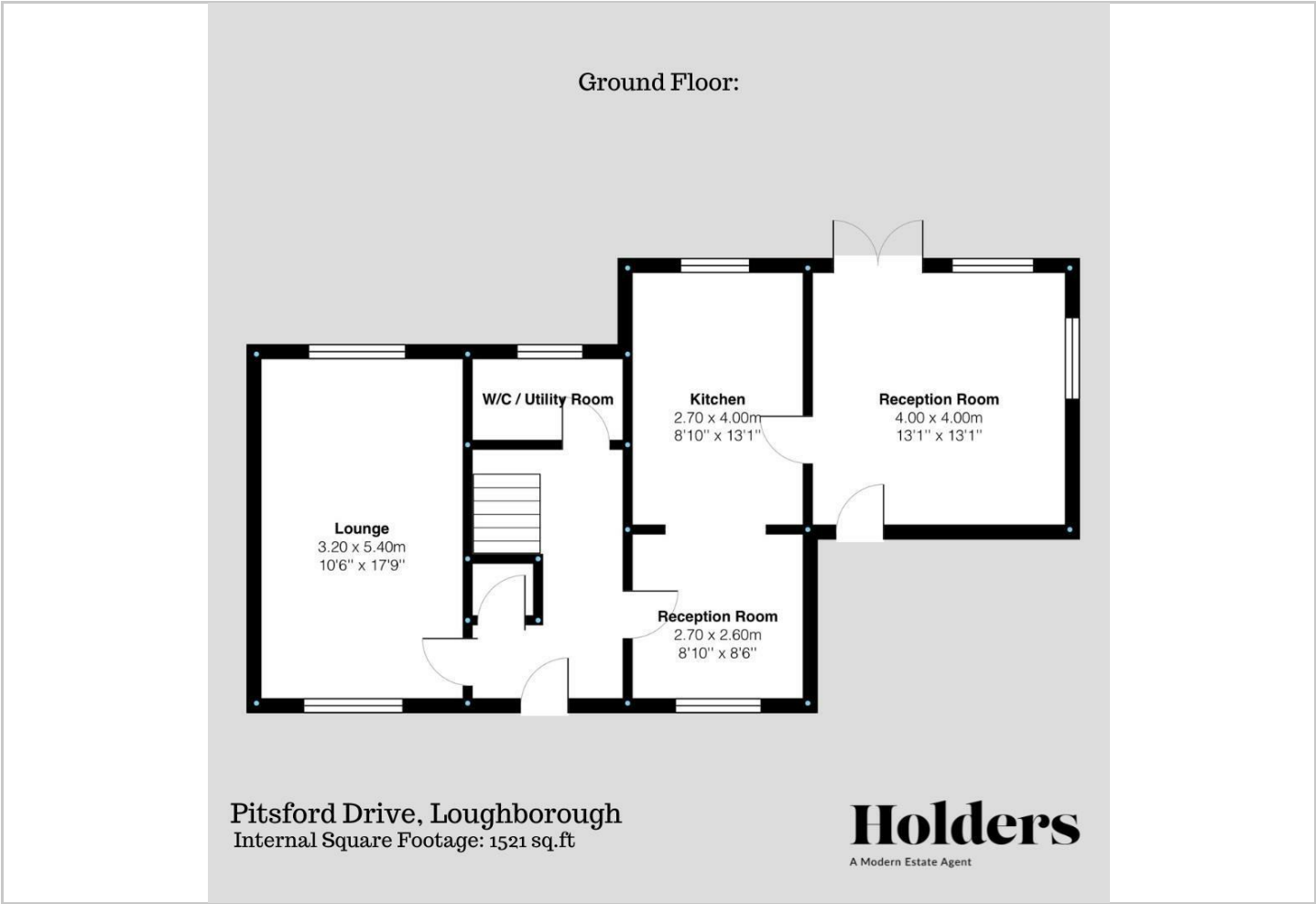
Hybrid Map



Terrain Map



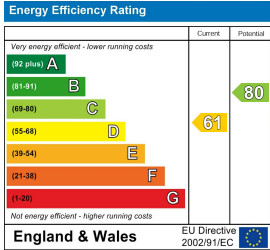
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.