

# Holderr

A Modern Estate Agent



4 Bobbin Drive  
, Loughborough, LE11 2AX

Offers in the region of £330,000





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This recently built semi-detached home boasts a light and open ambiance spread across three levels. It includes three double bedrooms and a converted garage that now functions as an additional space with a w/c. Ideally situated for easy commuting to Loughborough & Leicester, it also offers the convenience of shops just around the corner and open views to front elevation.

When arriving at Bobbin Drive, you will be greeted by open aspect views over the green space area to the front.

Upon entering the home, you'll be greeted by a hallway that features a downstairs WC and a door that connects to the living room. This spacious living area is perfect for relaxation, boasting a bay window at the front, window to side elevation and a handy storage cupboard situated under the stairs.

As you proceed through an inner hallway, stairs will lead you to the first floor, while a door opens into the dining kitchen. The kitchen is well-appointed with a cohesive set of base and wall units along three walls, complemented by work surfaces and appliances such as an eye-level oven, gas hob with extractor hood. The dining area provides generous space for entertaining, enhanced by French doors that lead out to the garden.

On the first floor, you'll find two spacious double bedrooms along with a family bathroom. The contemporary bathroom features a panel-enclosed bathtub with an overhead shower and a glass

screen, as well as a WC and a washbasin.

Moving up to the second floor, you'll discover the expansive main bedroom suite that spans the entire top floor. This impressive suite includes built-in wardrobes and an en-suite shower room complete with a shower enclosure, WC, and washbasin.

Venturing out into the rear garden, you will encounter a garden area that includes a lawn and a patio seating space surrounded by fencing. This garden area also leads to the garage, which has been converted into a reception space with its own w/c.

The driveway that provides access to the garage can accommodate multiple vehicles, enhancing the property's appeal and convenience for prospective buyers.

## 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



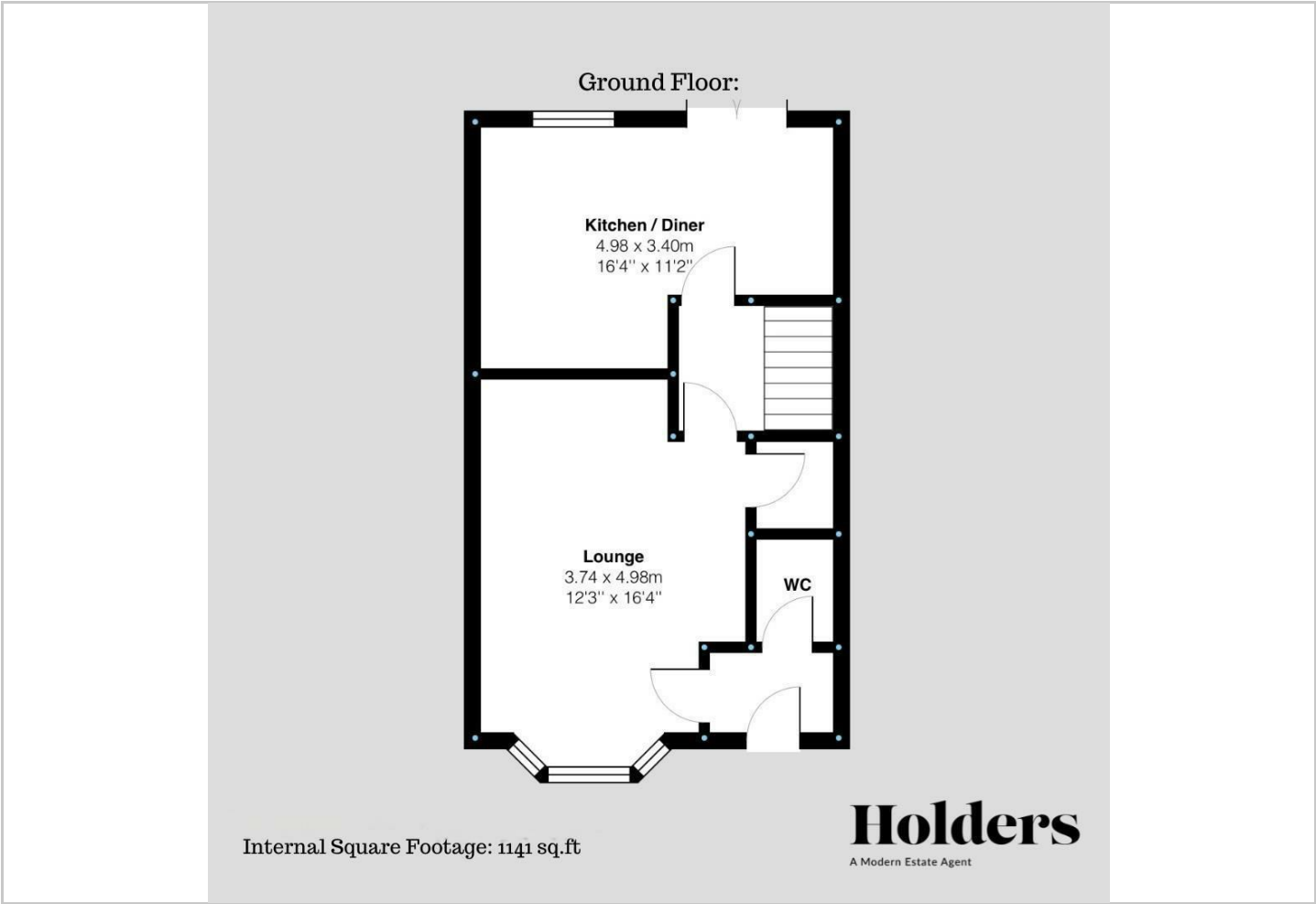
Hybrid Map



Terrain Map



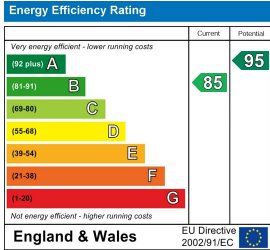
Floor Plan



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.