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your property experts



# Derwent Drive

## Loughborough

- Spacious and extended semi-detached family home
- Located in catchment for Holywell Primary School
- Generous kitchen/diner perfect for entertaining
- Through living and dining room and a conservatory
- Three good-sized bedrooms and a family bathroom
- Driveway providing ample off-road parking and a garage
- Delightful, well-stocked, and established rear gardens
- Walking distance to the highly-regarded university

### General Description

Smiths Property Experts are pleased to offer to the market this deceptively spacious and extended three-bedroom semi-detached home, within the Holywell school catchment area and walking distance to the highly-regarded university.

The property has been well-maintained, benefits from gas central heating and double glazing, and features accommodation to include a kitchen/diner, a through living and dining room, and a conservatory. There are three bedrooms and a family bathroom.

A particular feature is the delightful rear garden. There is a driveway to the front providing ample off-road parking and access to a garage. A lovely home which needs to be viewed to appreciate the space on offer.







## The Property

The property provides well-laid-out and thoughtfully extended accommodation, benefitting from gas central heating and double glazing.

The sitting room has a window overlooking the front, a feature gas fire, and an opening through to the dining area, which has patio doors leading to the conservatory. The kitchen has a range of base and wall units, with plumbing for a washing machine and dishwasher. There is ample space for a dining table and chairs, and with patio doors opening to the garden.

The conservatory is a lovely room overlooking the garden. The first floor has three well-proportioned bedrooms and a bathroom with a three-piece suite. There is scope to further extend the property over the garage, subject to any relevant planning consents.

## The Outside

Outside, to the front, there is a block paved driveway providing ample parking, a raised flower bed, and a personal door to the garage.



The garage has an up-and-over door to the front, power and lighting, and an internal door to the kitchen. The rear garden is a delight, beautifully cared for by the present owners, featuring a block-paved patio, a pathway leading over a well-laid-out lawn, and well-stocked, established flower borders.





## The Location

The property is located in the catchment area for Holywell Primary School and is within easy walking distance of Loughborough University. There is a parade of shops within a short walk of the property, including an independent coffee shop, a convenience store, a pharmacy, and a hair salon.

The town centre offers a range of shopping facilities, supermarkets, and amenities. There is a train station with direct lines to Nottingham, Leicester, and London St Pancras. The A6 road network provides convenient vehicular access to Leicester.

## Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

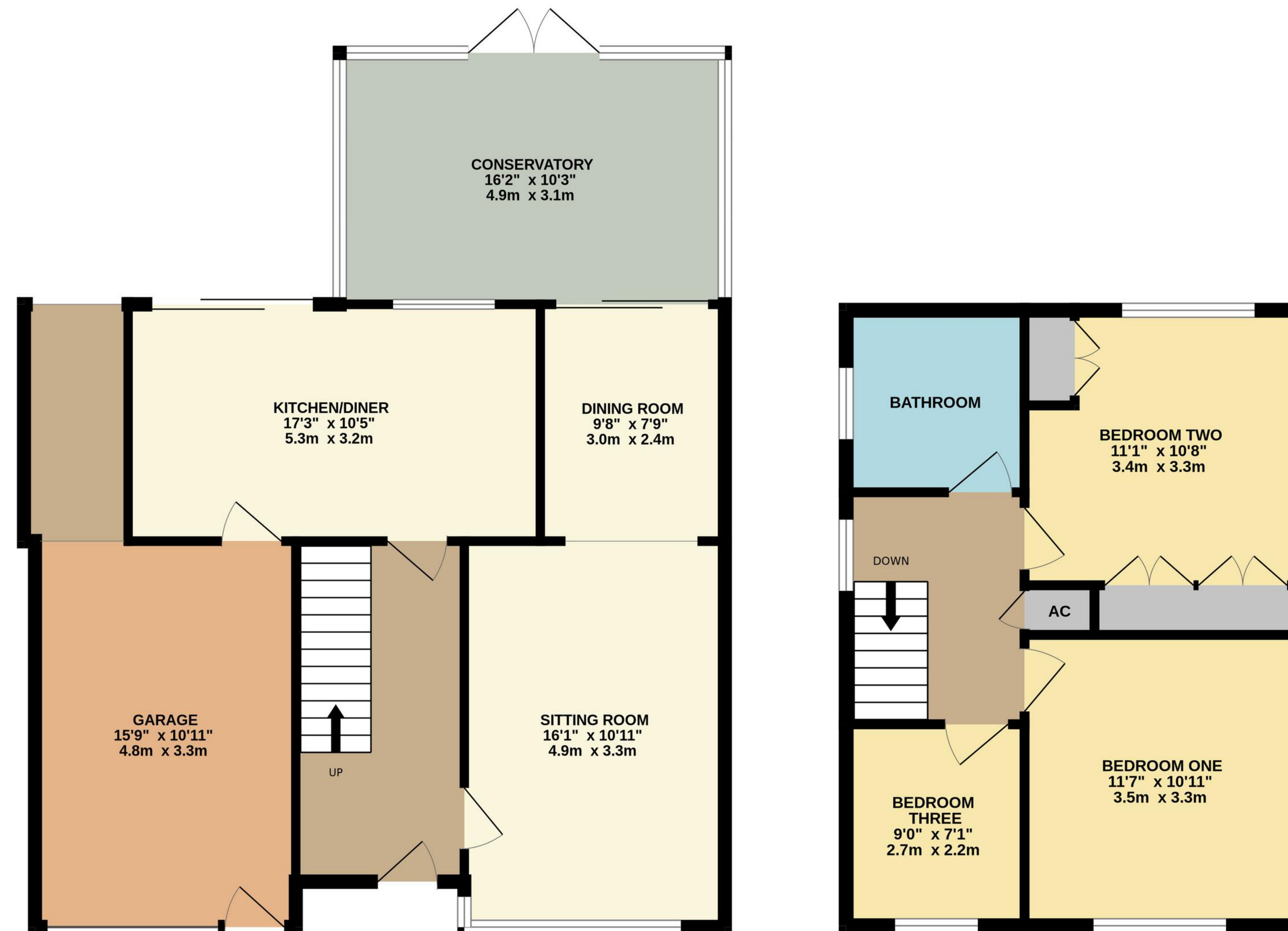
Local Authority: Charnwood Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.







TOTAL FLOOR AREA : 1334 sq.ft. (123.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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01509 278842

[sales@smithspropertyexperts.com](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)





