



**Loweswater Drive, Loughborough**

**welcome to**

## **Loweswater Drive, Loughborough**

Available to the market with NO ONWARD CHAIN. Detached family home on the forest side of Loughborough within easy walking distance of Holywell Primary School. Call now for a viewing on 01509 214 686!

### **Entrance**

Property is entered via the UPVC double glazed front door into the porch with a second door accessing the property.

### **Living Room**

13' 11" x 12' 2" ( 4.24m x 3.71m )

The lounge is well presented with a feature bay fronted window, log burning stove, a radiator, laminate wood flooring and providing access to the kitchen/diner

### **Kitchen/Diner**

19' 1" x 14' 11" ( 5.82m x 4.55m )

The kitchen being newly fitted offers a range of wall and base units, integrated dishwasher, space for integral fridge/freezer, tiled flooring, double glazed windows to the rear elevation, side door providing access to the rear garden, electric hob and integrated cooker.

### **Wc**

The ground floor wc has tiled flooring, partially tiled walls, wc, hand wash basin and a double-glazed window to the front elevation.

### **Bedroom One**

12' 6" x 12' 5" ( 3.81m x 3.78m )

Bedroom one has double glazed windows to the rear elevation, carpet and a radiator.

### **Bedroom Two**

11' 11" x 11' 4" ( 3.63m x 3.45m )

Bedroom two has double glazed windows to the front elevation, carpet and a radiator

### **Bedroom Three**

8' 10" x 7' 7" ( 2.69m x 2.31m )

Bedroom three has double glazed windows to the front elevation, carpet and a radiator.

### **Bathroom**

The bathroom comprises a suite with panelled bath with shower overhead, low level WC and vanity hand wash basin, tiled walls, heated towel rail, laminate flooring and extractor fan.

### **Outside**

Externally, the property benefits from both lawn and patio seating area, a detached garage and a front garden with ample parking.





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## **Loweswater Drive, Loughborough**

- No Onward Chain
- Three Well-Proportioned bedrooms
- Garage & Off-Road Parking
- Walking Distance of Holywell Primary School & Loughborough University
- Forest Side of Loughborough

Tenure: Freehold EPC Rating: D

**£325,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115122 - 0002

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