



Holt Drive, Loughborough

welcome to

Holt Drive, Loughborough

Located within the sought after 'Forest Side' of Loughborough is this beautifully presented three-bedroom semi-detached home tucked away in a cul de sac position and benefitting from an open plan kitchen/diner, conservatory and a multi-purpose outbuilding!

Entrance

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has a radiator, stairs rising to the first floor, access to the living room, kitchen/diner and ground floor wc and features an original stain glass circular window to the side elevation.

WC

The groundfloor wc has a low level wc, hand wash basin, a upvc double glazed window to the side elevation, an extractor fan, partially tiled walls and laminate flooring.

Lounge

11' 9" x 11' 4" (3.58m x 3.45m)
The lounge has a upvc double glazed bay window to the front elevation, a vertical radiator and laminate flooring.

Conservatory

12' 3" x 11' 3" (3.73m x 3.43m)
The conservatory has laminate flooring, a vertical radiator and upvc double glazed double doors opening to the rear.

Kitchen Diner

The kitchen diner has a range of base and wall mounted units, laminate flooring, gas hob and oven, plumbing for a washing machine, space for a dishwasher, stainless steel sink with drainer, space for a fridge freezer, extractor hood, ceiling spotlights, a upvc double glazed window to the rear elevation and a vertical radiator.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, doors to all first-floor rooms and a loft hatch.

Bedroom One

11' 2" x 11' 6" (3.40m x 3.51m)
Bedroom one has carpeted flooring, a radiator and a upvc double glazed bay window to the front elevation.

Bedroom Two

11' 1" x 11' 8" (3.38m x 3.56m)
Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bedroom Three

8' 4" x 6' 11" (2.54m x 2.11m)
Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.



Outside

To the front of the property there is a pathway leading to the side gate offering convenient access to the rear garden. To the rear of the property there is a water point, patio seating area, lawn and pathway leading to the outbuilding.

Outbuilding

10' 10" x 13' 4" (3.30m x 4.06m)

The outbuilding has vinyl flooring, a upvc double glazed window to the front elevation, upvc double doors to the front and four electrical points, this outbuilding is currently used as an office but could be utilised to fit the new owners needs.



view this property online williamhbrown.co.uk/Property/LBH115423



welcome to

Holt Drive, Loughborough

- Popular 'Forest Side' of Loughborough
- Multi-Purpose Outbuilding
- Three Well-Proportioned Bedrooms
- Kitchen Diner
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£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

view this property online williamhbrown.co.uk/Property/LBH115423



Property Ref:
LBH115423 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk