



Holt Drive, Loughborough



4



2



2

**£400,000**

- EXTENDED SEMI-DETACHED HOME
- VAULTED LIVING DINING KITCHEN
- LARGE OPENING BI-FOLD DOORS
- GENEROUS HALLWAY
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- FREEHOLD
- EPC rating C



If keeping an eye on the children while preparing dinner or enjoying the open plan space for entertaining is high up on your wish list, then look no further!

This highly deceptive semi-detached property has been extensively enlarged to the ground and second floors creating a versatile family home, occupying a prime forest side location within Mountfields School catchment area and an easy stroll to the University and the town centre.

Enter through the generous hallway with plenty of space to kick off the shoes and coats and into a cosy, front facing lounge with traditional bay window and fireplace.

It's at the rear of the home though where the property really comes to life. Featuring a large vaulted living dining space, partially open plan to the kitchen and with large opening, bi-fold doors to the garden, x3 Velux windows flooding the room with light and solid wood floors throughout. Added to this is the utility room with additional sink and a ground floor shower room making this a truly practical and well considered family home.

On the first floor there are two double bedrooms, a third single and family bathroom along with a paddle staircase up to the attic with fourth double bedroom and additional attic room.



The gardens are awash with wildflowers, shrubs and planted areas, a block paved driveway with two car parking to the front and this leads to an undersize garage suitable for a motorcycle or gym/hobby space.

Step outside from the bifold doors of the kitchen onto a full width patio with nature pond and gravel pathways leading through to a secondary garden area, laid to lawn with vegetable patch greenhouse and large timber built workshops.

Good to know the property has UPVC double glazing throughout. Gas central heating powered by a combination boiler located in the utility room.

To find the Property satnav postcode LE11 3JU - what3words: [///await.along.cuts](#)



ENTRANCE HALLWAY 6.2m x 2.64m (20'4" x 8'8")

LOUNGE 3.66m x 3.48m (12'0" x 11'5")

DINING KITCHEN 5.54m x 4.04m (18'2" x 13'4")

LIVING DINING AREA 7.68m x 3.82m (25'2" x 12'6")

UTILITY ROOM 5.66m x 2.44m (18'7" x 8'0")

GROUND FLOOR SHOWER ROOM 2.35m x 1.29m (7'8" x 4'2")

BEDROOM ONE 3.76m x 3.53m (12'4" x 11'7")

BEDROOM TWO 4.01m x 3.53m (13'2" x 11'7")

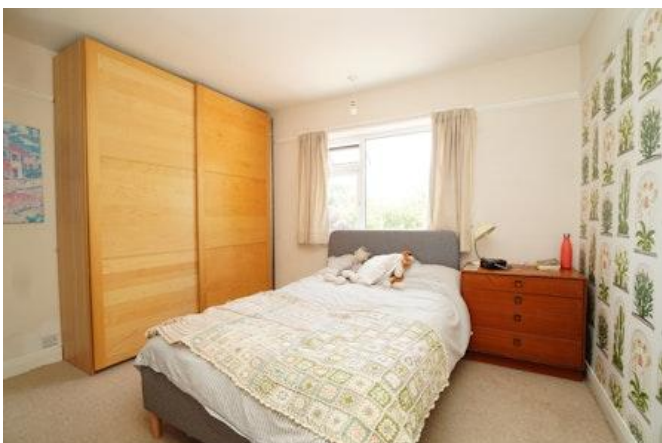
BEDROOM THREE 2.95m x 1.9m (9'8" x 6'2")

FAMILY BATHROOM 2.55m x 1.9m (8'5" x 6'2")

BEDROOM FOUR ATTIC 5.53m x 3.25m (18'1" x 10'8")

ATTIC ROOM STORAGE/OCCASIONAL USE 5.53m x 3.38m (18'1" x 11'1")

UNDERSIZE GARAGE 3.23m x 2.44m (10'7" x 8'0")





## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D - £2327.50

## DISCLAIMER

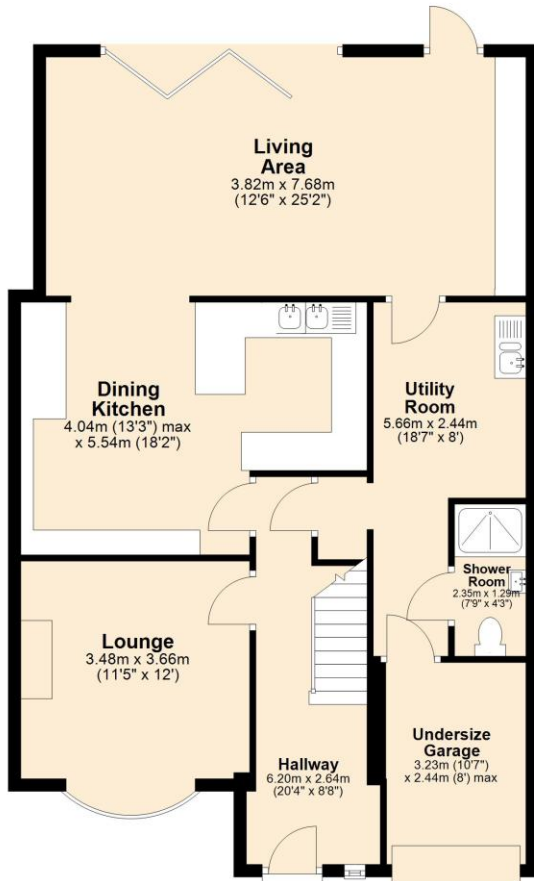
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

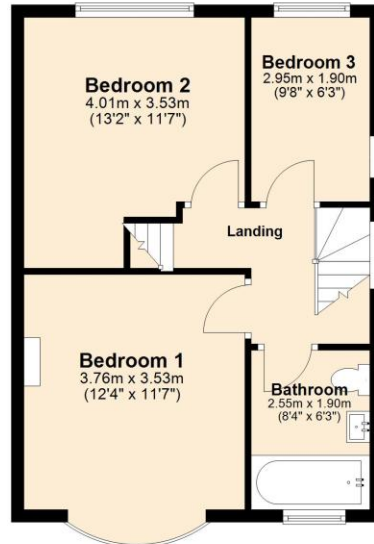
### Ground Floor

Approx. 103.1 sq. metres (1109.6 sq. feet)



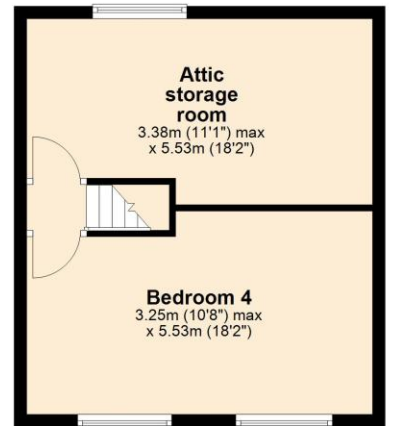
### First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



### Second Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



Total area: approx. 183.2 sq. metres (1972.2 sq. feet)





Newton Fallowell Loughborough

01509 611119

[loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk)