



Holywell Drive, Loughborough



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£595,000

- EXTENDED DETACHED HOME
- OPEN PLAN LIVING INCL BI-FOLD DOORS
- FIVE BEDROOMS (FOUR DOUBLE)
- SEPARATE FAMILY ROOM
- HOME OFFICE
- LARGE GARDENS
- FREEHOLD
- EPC rating C



Step inside this beautifully extended detached home and discover the perfect balance of style, space and practicality. From the moment you enter the wide, welcoming hallway, you'll feel the sense of openness this property has to offer.

At the heart of the home is the stunning living-dining kitchen — a true social hub with sleek contemporary design, solid oak flooring, bi-fold doors and views out onto the garden. Whether it's relaxed family evenings, weekend brunches, or summer parties that spill out onto the patio, this is a space made for entertaining.

Two additional reception rooms provide all the flexibility a growing family needs — one currently used as a family room or childrens playroom, the other as a dedicated home office, ideal for hybrid working.

Upstairs, five bedrooms give everyone their own space. The master suite includes a walk-in dressing room and en-suite, while a second en-suite to bedroom two makes mornings' a little easier! The other bedrooms are served by a fully tiled family bathroom which has vanity style cupboards and a spa bath.



Outside, the home continues to impress. The large driveway offers parking for several cars plus a single garage, while the generous rear garden with full-width patio and summer house is perfect for children to play or weekend barbecues with friends.

Location highlights:

Short walk to Loughborough University campus
Close to highly regarded Hollywell and Mountfield primary schools
Excellent transport links and nearby amenities

Why you'll love it:

Bright, modern open-plan kitchen with bi-fold doors to the garden
Flexible living spaces for work, play and family time
Five bedrooms, including two with en-suite shower rooms
Large driveway & garage plus a generous lawned garden

Good to know; the property has UPVC double glazing throughout. Gas central heating powered by a conventional boiler located in the garage.

To find the property; Sat nav postcode - LE11 3JU
what3words: ///universally.button.flight



HALLWAY 4.45m x 1.76m (14'7" x 5'10")

GROUND FLOOR W.C. 1.89m x 0.79m (6'2" x 2'7")

OPEN PLAN LOUNGE 6.32m x 4.97m (20'8" x 16'4")

OPEN PLAN DINING AREA 5.03m x 3.21m (16'6" x 10'6")

OPEN PLAN KITCHEN 3.78m x 3.66m (12'5" x 12'0")

UTILITY ROOM 2.62m x 1.64m (8'7" x 5'5")

OFFICE 3.22m x 3.19m (10'7" x 10'6")

MASTER BEDROOM 3.32m x 3.19m (10'11" x 10'6")

DRESSING ROOM 2.53m x 1.82m (8'4" x 6'0")

EN-SUITE SHOWER ROOM 2.54m x 1.35m (8'4" x 4'5")

BEDROOM TWO 3.64m x 3.21m (11'11" x 10'6")

EN-SUITE SHOWER ROOM 2.52m x 1.34m (8'4" x 4'5")

BEDROOM THREE 3.52m x 2.93m (11'6" x 9'7")

BEDROOM FOUR 3.56m x 2.93m (11'8" x 9'7")

BEDROOM FIVE 2.4m x 1.68m (7'11" x 5'6")

BATHROOM 2.58m x 1.71m (8'6" x 5'7")





SERVICES

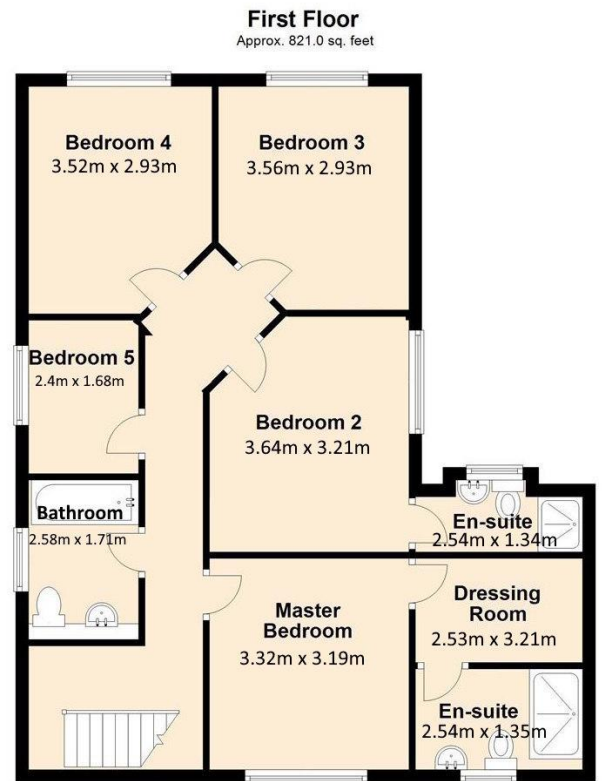
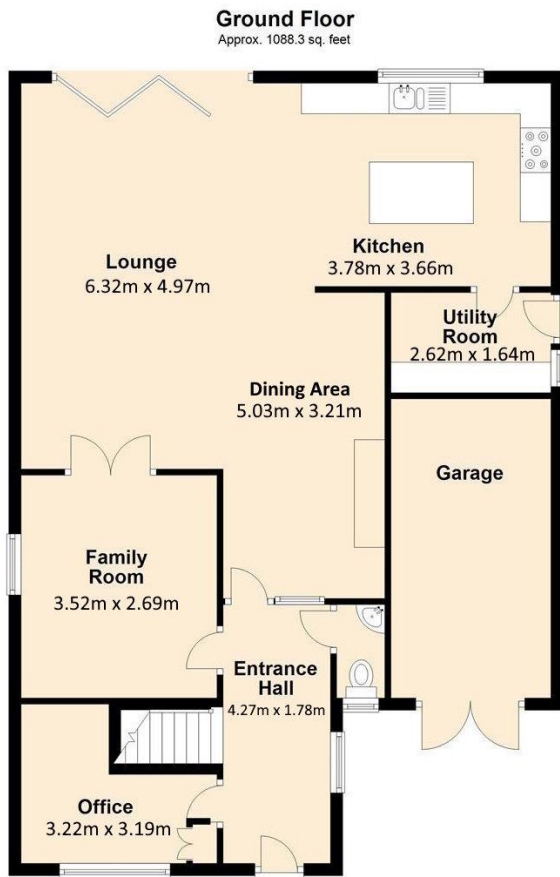
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band E (£2845 - 24/25)

DISCLAIMER

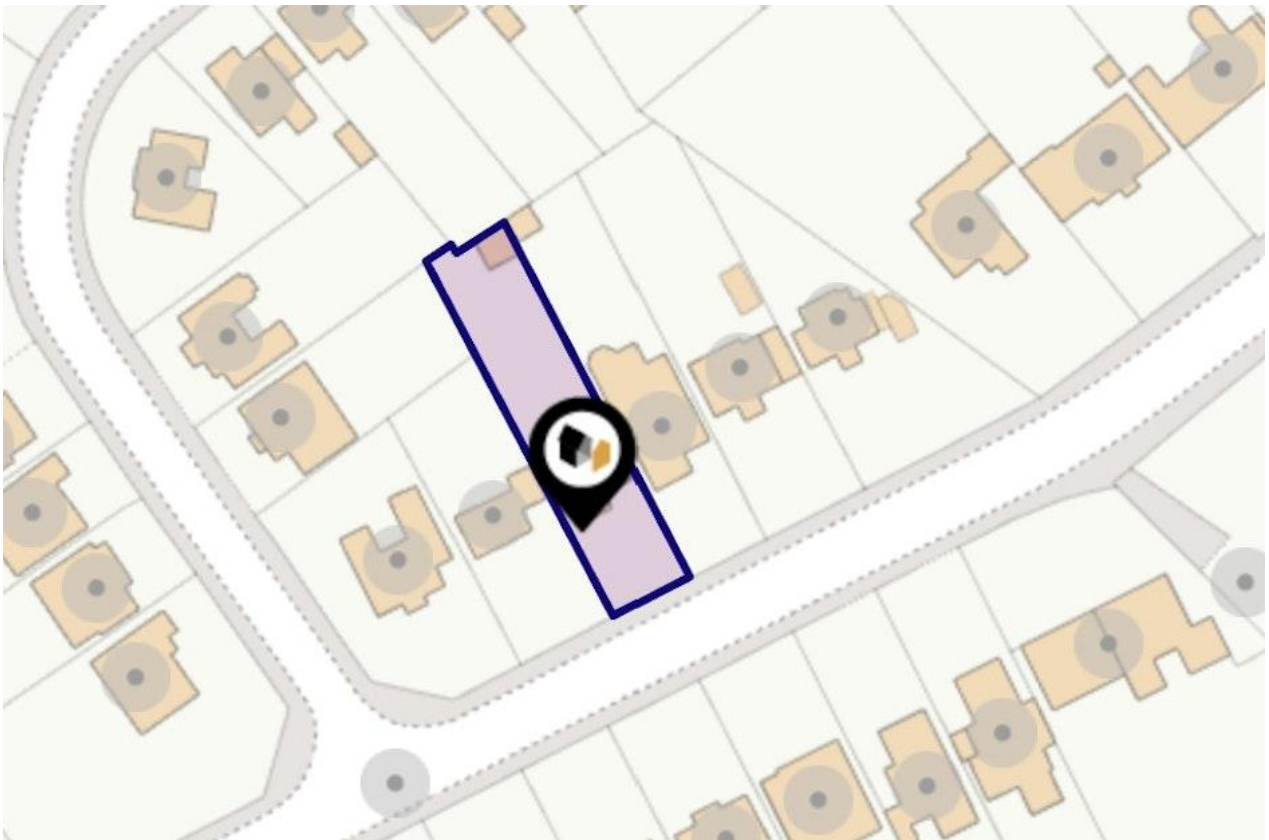
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.



Total area: approx. 1909.2 sq. feet





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk