



Holt Drive, Loughborough



£395,000

- PERIOD DETACHED CIRCA 1930s
- PRIME FORESTSIDE LOCATION
- THREE BEDROOMS (TWO DOUBLE)
- TWO RECEPTION ROOMS
- BI-FOLD DOORS TO GARDEN
- STYLISH BRIGHT & AIRY INTERIOR
- FREEHOLD
- EPC rating D



Set on a generous front corner plot position in one of Loughborough's most desirable locations, this extended 1938 three-bedroom detached home effortlessly combines timeless character with thoughtful modern enhancements. The property is within walking distance to both Mountfields Lodge Primary School and the University campus making this the perfect choice for both professionals and families alike.

From the moment you arrive, the property's elegant façade and mature setting set the tone for what lies within. Step inside and you are welcomed by a home rich in period detail, where original fireplaces, stained glass windows, stripped wooden floors and replacement solid oak internal doors provide warmth and authenticity throughout.

The house has been sympathetically extended to create a larger kitchen which sits adjacent to a dining room and which could be bought together to create a full width dining kitchen if desired. The dining room enjoys bi-fold doors onto the garden, inviting natural light and creating a seamless flow between indoors and out — ideal for entertaining or relaxed everyday living.

Upstairs, there are three bedrooms (two double), all flooded with light through the large windows and with bedroom three currently utilised as a home office. Upstairs is served by a generous four piece bathroom which includes a separate shower enclosure with electric shower, the bathroom also has underfloor heating.



Occupying a prominent corner position, the property also has a garage and driveway offering parking for two cars and further garden space that could be used for a third. Gated access to the side leads round to a broad, full width lawned garden that catches the sunshine and enjoys an elevated corner patio.

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 3JA - what3words: breed.most.yarn

HALLWAY 4.33m x 1.8m (14'2" x 5'11")

LOUNGE 3.52m x 3.46m (11'6" x 11'5")

DINING ROOM 3.57m x 3.52m (11'8" x 11'6")

KITCHEN 3m x 2.7m (9'10" x 8'11")

BEDROOM ONE 4.13m x 3.52m (13'6" x 11'6")

BEDROOM TWO 5.04m x 2m (16'6" x 6'7")

BEDROOM THREE 2.25m x 1.8m (7'5" x 5'11")

BATHROOM 2.7m x 1.8m (8'11" x 5'11")

GARAGE 5.95m x 2.7m (19'6" x 8'11")



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.

DISCLAIMER

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REFERRALS

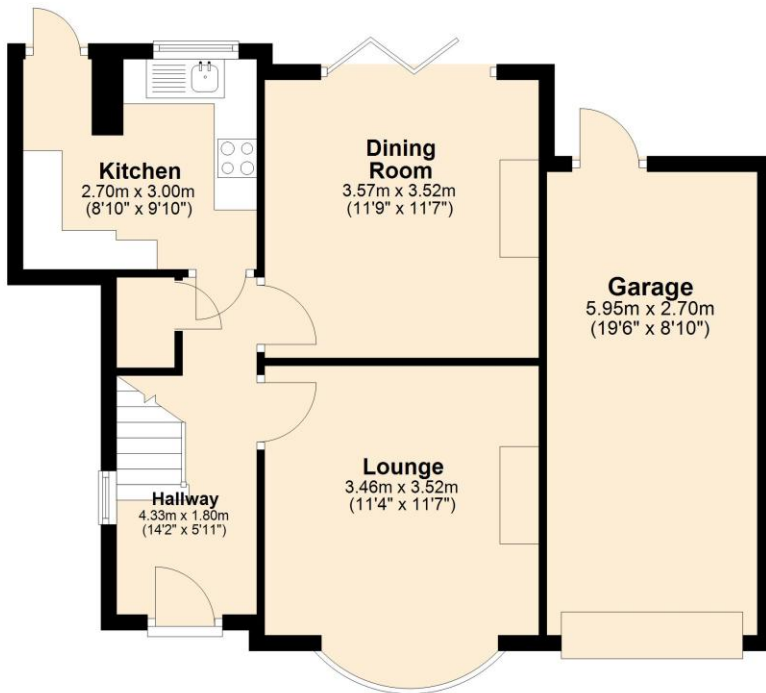
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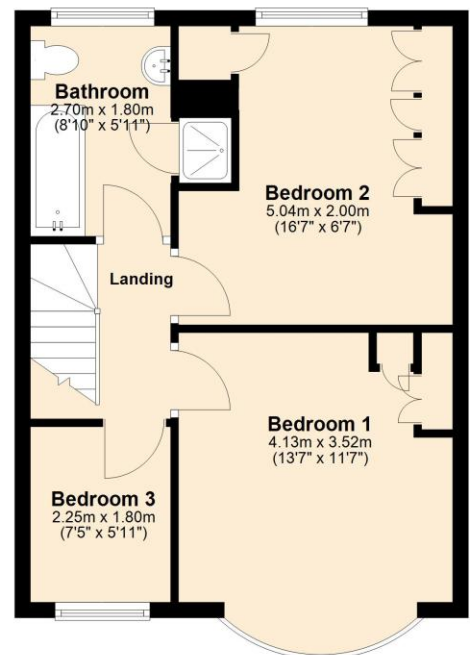
Ground Floor

Approx. 58.9 sq. metres (634.1 sq. feet)

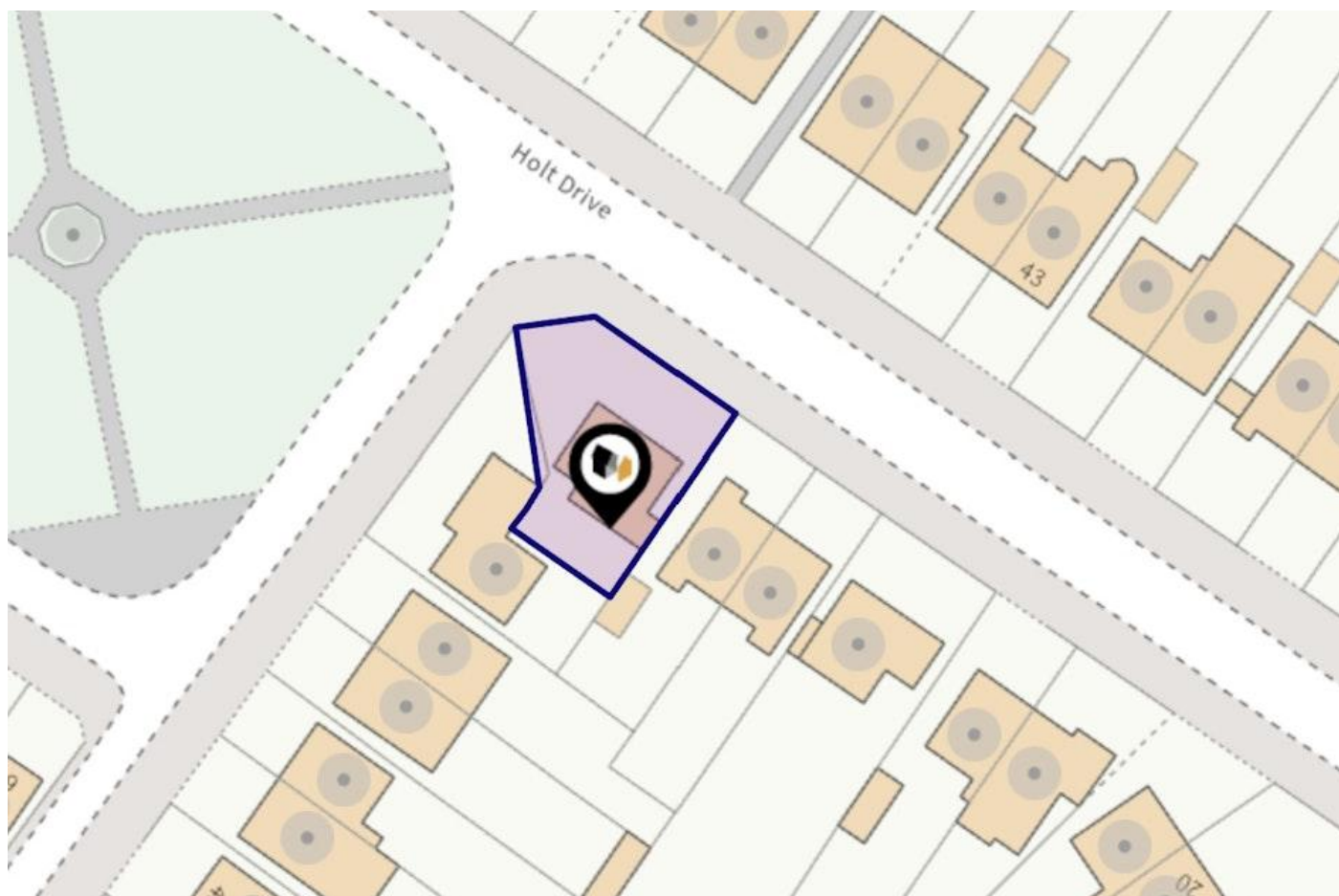


First Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



Total area: approx. 103.6 sq. metres (1115.4 sq. feet)





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