

Holt Drive

Loughborough, LE11 3HZ

John German



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£400,000

A truly special three-bedroom home, impeccably presented throughout and offering beautifully proportioned accommodation, perfectly designed for modern family living.

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This wonderful home would make a perfect purchase for professional couples, growing or established families.

Finished to an exceptional standard, the property offers a wonderful balance of style and practicality. The versatile second reception room seamlessly connects with the garden, creating an ideal space for entertaining, relaxing or simply enjoying the outlook over the beautifully maintained outdoor space.

The property enjoys a highly sought-after Forest Side location, renowned for its excellent schooling and family-friendly environment. A number of well-regarded primary and secondary schools are within easy reach, alongside The Outwoods and Beacon Hill Country Park, offering fantastic opportunities for walking, cycling and outdoor recreation. Loughborough town centre is also readily accessible, providing an excellent range of shops, cafés, restaurants and leisure facilities.

Commuters will benefit from excellent transport links with easy access to the M1 and A6, regular bus service, and Loughborough Railway Station providing links to London & Edinburgh. East Midlands Airport is only 15 minutes away by car.

Accommodation comprises; three double bedrooms, en suite, family bathroom with ground floor W.C., lounge, kitchen diner and secondary reception room.

Externally, the property continues to impress with a beautifully maintained rear garden, thoughtfully arranged with a patio seating area ideal for outdoor dining and entertaining. To the rear of the garden, a substantial summerhouse provides a versatile additional space, perfect for a home office, hobby room or peaceful retreat. Off-road parking to the front completes this superb home.

To view this property, please contact John German Loughborough office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

Property construction: Standard

Electricity supply: Mains

Sewerage: Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: Cable - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09072026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

123 m²

1325 ft²

Reduced headroom

2.7 m²

29 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield
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