



Smiths
your property experts

Holt Drive

Loughborough

- No upward chain
- Traditional bay-fronted semi-detached home
- Set on the popular Forest side of Loughborough
- Light-filled bay-fronted sitting room
- Open-plan kitchen/diner and a lovely conservatory
- Three good-sized bedrooms and a modern bathroom
- Beautiful garden room and spacious rear gardens
- Delightful plot set behind a gravel driveway

General Description

Smiths Property Experts are delighted to offer for sale, with no upward chain, this traditional bay-fronted semi-detached home on the popular Forest side of Loughborough. Occupying a pleasant position within a cul-de-sac and having a superb garden room, ideal for working from home.

The property has been altered to provide spacious living, with a bay-fronted sitting room, an open-plan kitchen/diner with fitted units and a conservatory. There are three bedrooms to the first floor, and a modern bathroom.





The Property

The property benefits from UPVC double glazing, gas central heating, and is entered via a front door into a welcoming reception hallway, with a ground floor WC and stairs off. The spacious sitting room has a bay window to the front elevation. The kitchen/diner offers ample space to dine and relax, with the kitchen area being fitted with a range of base and wall-mounted units, a peninsular which can be used as a breakfast bar, a gas hob and an electric oven with an extractor hood, and the French doors open beautifully into the conservatory, which provides additional entertaining space and overlooks the garden.

The first-floor landing gives way to three good-sized bedrooms, with the main bedroom enjoying a bay window, and bedroom two overlooking the rear garden. The bathroom is fitted with a contemporary suite which comprises a bath with shower over, vanity wash hand basin and a low-level WC.

The Outside

Outside, the property occupies a delightful plot, with a gravel driveway to the front providing ample parking and side gated access. The rear garden has a patio terrace, is mainly laid to lawn with a couple of trees and fencing to boundaries. The garden room is a fabulous addition, giving an ideal space to work from home, a studio or a gym, with power and lighting.





The Location

The property occupies a position on the Forest side of Loughborough, offering convenient access to outstanding local schools, supermarkets, Loughborough town centre, the train station, the M1 motorway network, and stunning countryside in the Charnwood Forest. Additionally, the property is within easy walking distance of Loughborough University.

Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: C.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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