Holders

A Modern Estate Agent









91 Holywell Drive, Loughborough, LE11 3JX

£390,000

Offered with NO UPWARD CHAIN, this three-bedroom detached family home features spacious living accommodation, including a generous living room, kitchen, separate utility and an impressive dining/family area with access to the garden. Further benefits include an attached garage, driveway parking and an established rear garden with patio seating and mature borders.

Summary
Offered for sale with NO UPWARD CHAIN, this attractive three-bedroom detached family home offers well-proportioned accommodation arranged over two floors, together with an attached garage, driveway parking and established gardens.

The property is approached via a slabbed driveway providing off-road parking, complemented by a dwarf brick wall and shrubbed frontage. The driveway leads to an attached garage with an up-and-over door, providing useful additional storage or vehicle accommodation. Upon entering, the hallway provides access to a useful ground floor WC and storage cupboard, alongside stairs rising to the first floor and access into the principal reception accommodation.

The spacious living room enjoys a pleasant outlook to the front and offers ample space for a variety of furnishings. To the rear, the kitchen opens through to an impressive dining and family area, creating a sociable space ideally suited to both everyday family life and entertaining, with doors providing direct access to the rear garden. A separate utility room and additional storage further enhance the practicality of the ground floor.

To the first floor, the landing gives access to three well-proportioned bedrooms, including a generous master bedroom and a further double bedroom, alongside a third bedroom which would also lend itself to use as a nursery or home office. The accommodation is completed by a family bathroom fitted with a three-piece suite.

Outside, the established rear garden offers an appealing degree of greenery and space, comprising a patio seating area, central pathway and accompanying lawned sections, all complemented by mature planted borders.

An excellent opportunity for purchasers seeking a detached family home with generous living accommodation, useful storage and established outdoor space, with the added benefit of being available with no upward chain.

Disclaimer
1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

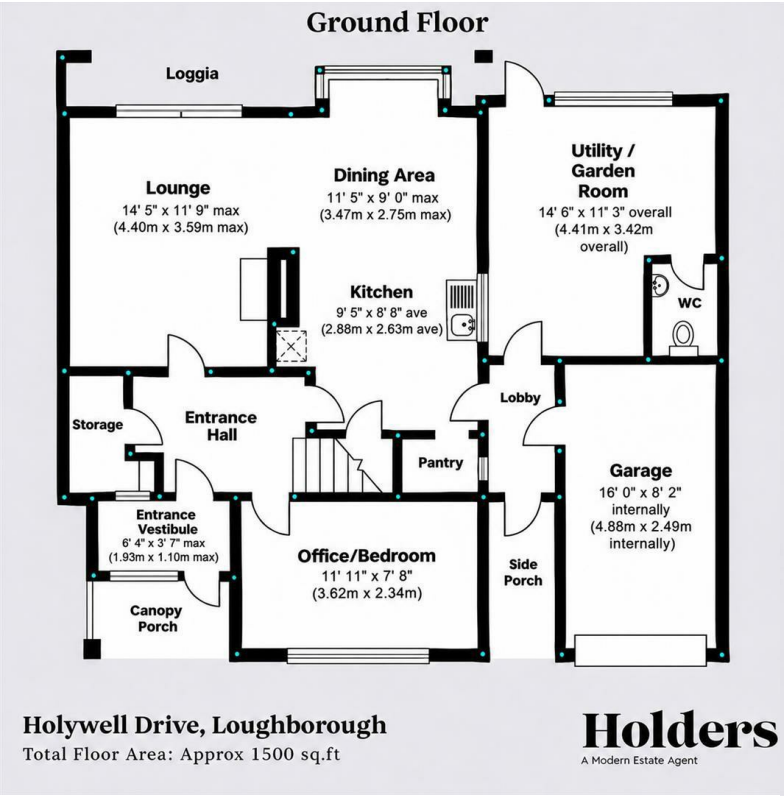
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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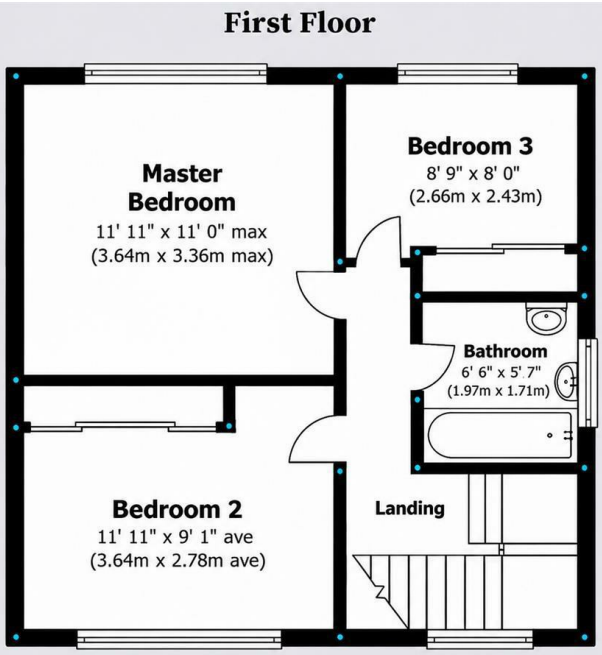
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Holywell Drive, Loughborough
Total Floor Area: Approx 1500 sq.ft

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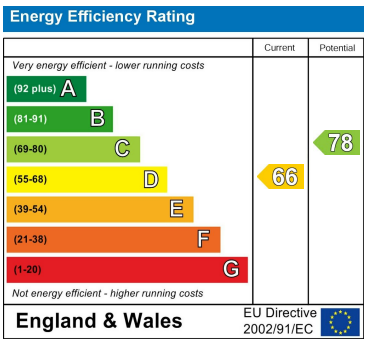
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Area Map



Energy Efficiency Graph



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