

# Holdings

A Modern Estate Agent



56 Loweswater Drive, Loughborough, LE11 3RS

£269,000

A beautifully presented three-bedroom home in a highly sought-after location, offering bright and spacious living throughout. With a modern kitchen, open-plan reception space, and a private garden, this property is perfectly suited to first-time buyers, families, or investors alike.

## Summary

This well-presented home is entered via a front porch leading into a bright and airy entrance hall, enhanced by windows at both the top and bottom of the staircase. The hallway also benefits from a useful storage cupboard and provides access to the lounge and kitchen.

The lounge features a charming corner fireplace and flows seamlessly into the dining room, creating an ideal space for both relaxing and entertaining. The dining area is further complemented by recently installed double glazed French doors opening onto the rear garden. The contemporary kitchen is well-appointed with stylish cabinetry, a built-in dishwasher, under-cabinet lighting, a useful storage cupboard, and an external door providing side access.

To the first floor, there are three well-proportioned bedrooms. The principal rear bedroom is generously sized, comfortably accommodating a king-size bed, and includes a built-in cupboard housing the modern combi boiler. A further bedroom overlooks the front and is ideally suited as a single bedroom or home office.

The accommodation is completed by a family bathroom, fitted with a bath and shower over, wash hand basin with vanity unit, and W.C.

Externally, the property enjoys a generous plot with a front garden, a block paved driveway running along the side of the property, and a low-maintenance rear garden. A detached garage provides additional storage or parking.

Ideally located, Loweswater Drive offers excellent access to Forest Road and Nanpantan Road, and is conveniently situated for Holywell Primary School and Loughborough University. The area also benefits from a nearby children's play park and scenic walks leading to Burleigh Woods.

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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.
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4. Please note we have not tested the services or

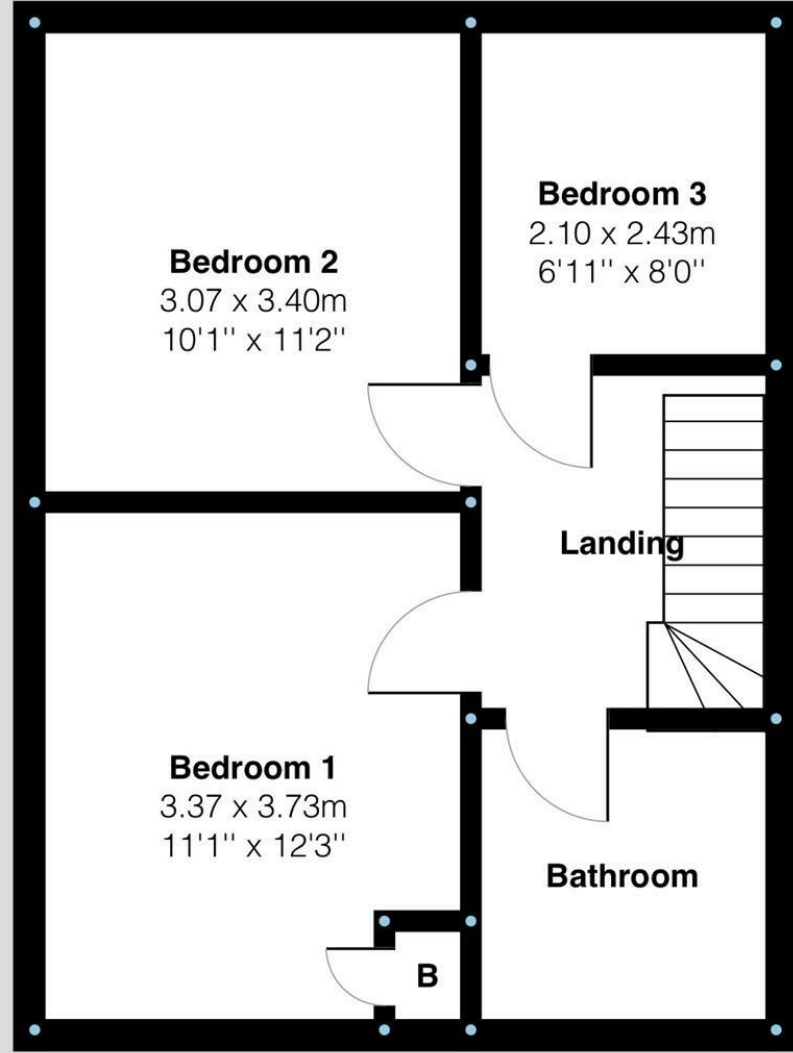
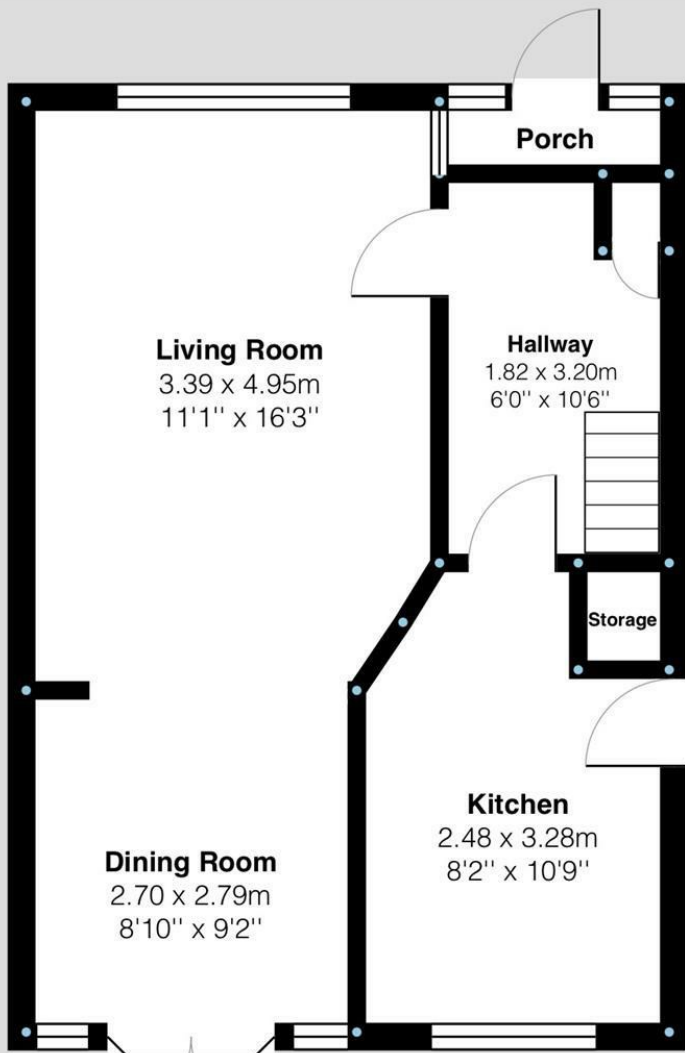
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# Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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