



**Holt Drive, Loughborough**

**welcome to**

## **Holt Drive, Loughborough**

Located within the sought after 'Forest Side' of Loughborough is this beautifully presented three-bedroom semi-detached home tucked away in a cul de sac position and benefitting from an open plan kitchen/diner, conservatory and a multi purpose outbuilding!

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has a radiator, stairs rising to the first floor, access to the living room, kitchen/diner and ground floor wc and features an original stain glass circular window to the side elevation.

### **WC**

The ground floor wc has a low level wc, hand wash basin, a upvc double glazed window to the side elevation, an extractor fan, partially tiled walls and laminate flooring.

### **Lounge**

11' 9" x 11' 4" ( 3.58m x 3.45m )

The lounge has a upvc double glazed bay window to the front elevation, a vertical radiator and laminate flooring.

### **Conservatory**

12' 3" x 11' 3" ( 3.73m x 3.43m )

The conservatory has laminate flooring, a vertical radiator and upvc double glazed double doors opening to the rear.

### **Kitchen Diner**

The kitchen diner has a range of base and wall mounted units, laminate flooring, gas hob and oven, plumbing for a washing machine, space for a dishwasher, stainless steel sink with drainer, space for a fridge freezer, extractor hood, ceiling spotlights, a upvc double glazed window to the rear elevation and a vertical radiator.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, doors to all first-floor rooms and a loft hatch.

### **Bedroom One**

11' 2" x 11' 6" ( 3.40m x 3.51m )

Bedroom one has carpeted flooring, a radiator and a upvc double glazed bay window to the front elevation.

### **Bedroom Two**

11' 1" x 11' 8" ( 3.38m x 3.56m )

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

### **Bedroom Three**

8' 4" x 6' 11" ( 2.54m x 2.11m )

Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

### **Outside**

To the front of the property there is a pathway leading to the side gate offering convenient access to the rear garden. To the rear of the property there is a water point, patio seating area, lawn and pathway leading to the outbuilding.



## Outbuilding

10' 10" x 13' 4" ( 3.30m x 4.06m )

The outbuilding has vinyl flooring, a upvc double glazed window to the front elevation, upvc double doors to the front and four electrical points, this outbuilding is currently used as an office but could be utilised to fit the new owners needs.



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## Holt Drive, Loughborough

- Popular 'Forest Side' of Loughborough
- Multi-Purpose Outbuilding
- Three Well-Proportioned Bedrooms
- Kitchen Diner
- Conservatory

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers over  
**£310,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115423 - 0005

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