

Holders

A Modern Estate Agent



146 Buckingham Drive, Loughborough, LE11 4UZ
£260,000

Holders are delighted to be marketing this three-bedroom semi detached home, which seamlessly combines style, space, and convenience located Loughborough close to all the amenities. This property is perfectly suited for families, professionals, or investors in search of a comfortable and well situated home.

Upon entering, you are welcomed by the entrance hall that gives access to the good sized lounge as well as stairs leading off to the first floor.

The lounge is an ideal area for relaxation or entertaining guests, it also provides access to the kitchen diner at the rear.

The kitchen/diner spans the full width of the property and is equipped with ample storage and generous counter space, making it an excellent environment for meal preparation while allowing interaction with family or guests. The dining area comfortably fits a table, making it suitable for both casual breakfasts and dinner gatherings. The kitchen/diner is a great room with natural light and there are two sets of doors taking you out to the rear garden.

Heading upstairs you will discover three bedrooms with two being double rooms, each providing ample space for relaxation. The main bedroom is a great size and situated at the front of the property. The other two rooms are also spacious, making them perfect for children, guests, or a home office.

The family bathroom is fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and low flush w.c.

Venture outside to the rear garden, which boasts a combination of patio with borders, perfect for al fresco dining, summer barbecues, or simply enjoying a morning coffee in the sun. The remaining garden is mainly laid to lawn and has established borders with open aspect views to the rear. From here you can also access the single garage through a personnel door. The garage benefits from lighting and power making it a great versatile space. To the front of the property you have a tarmac driveway providing off road parking, there is also a further gravelled area allowing for more parking if required.

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.

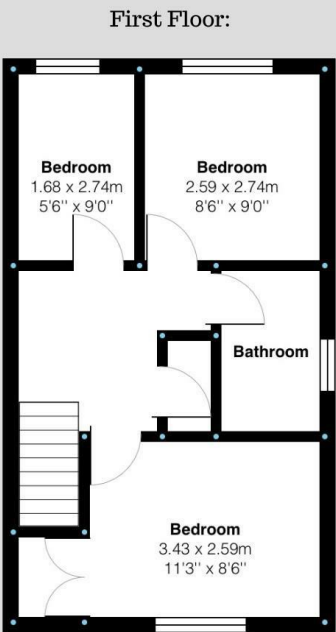
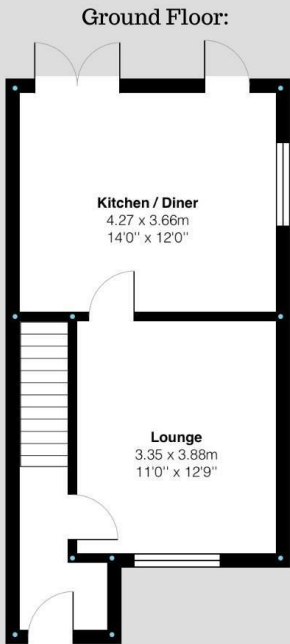
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

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



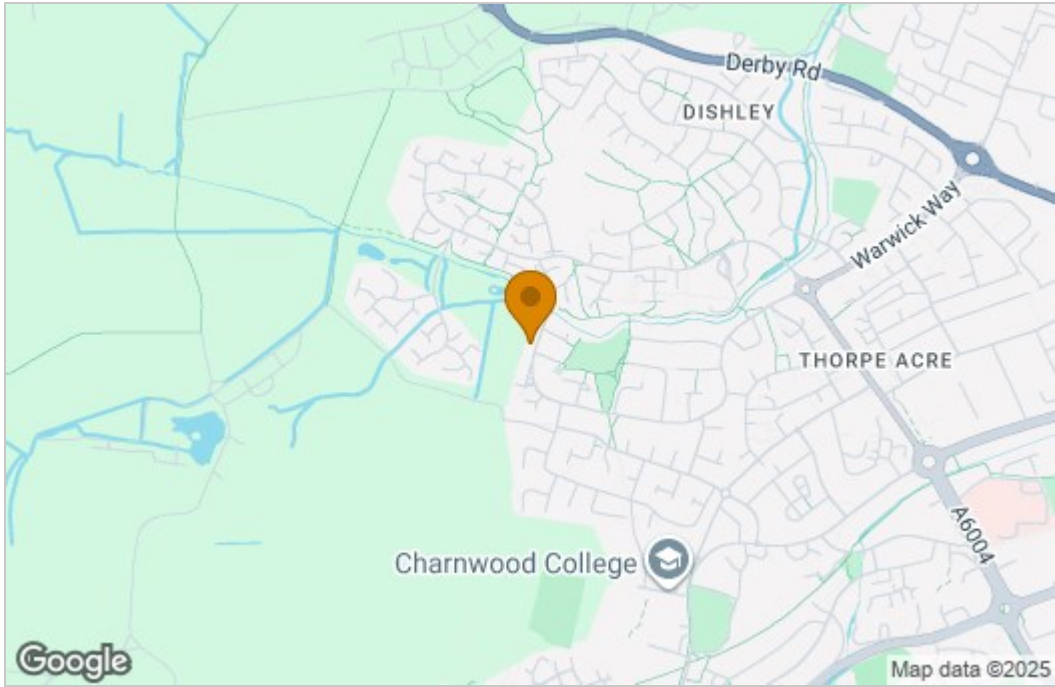
Buckingham Drive, Loughborough
Internal Square Footage: 678 sq.ft

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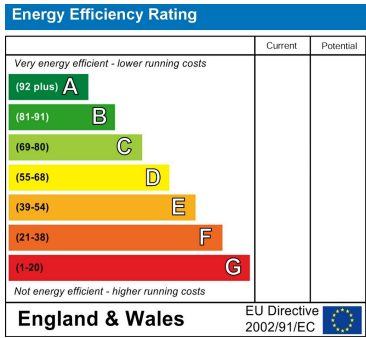
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Area Map



Energy Efficiency Graph



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