

# Holdings

A Modern Estate Agent



22 Petworth Drive, Loughborough, LE11 4TY

£175,000

This modern end-town house is sure to appeal to first-time buyers, professionals, downsizers and investors alike. Benefiting from double glazing and gas central heating throughout, the property offers well-planned accommodation, including a full-width kitchen diner to the ground floor and an impressive full-width principal bedroom to the first floor. NO UPWARD CHAIN.

## **Summary**

Internally, the property benefits from double glazing and gas central heating throughout, offering comfortable and energy-efficient living. The well presented accommodation is arranged over two floors and provides a practical yet versatile layout.

To the ground floor, the entrance porch leads through to a generous sitting room, ideal for both relaxing and entertaining. There is a separate dining area which flows into the kitchen, creating a sociable arrangement of space. The kitchen is fitted with a range of wall and base units, offering ample storage and worktop space.

To the first floor, there are two well-proportioned bedrooms, both offering comfortable accommodation and useful storage options. The family bathroom is fitted with a three-piece suite servicing the house.

Set back from the road and overlooking attractive open green space to the front, the property enjoys a pleasant position with private gardens to both the front and rear. The rear garden benefits from a desirable west-facing aspect, making it ideal for enjoying afternoon and evening sun. It is mainly laid to lawn, with a patio area immediately to the rear of the house – perfect for outdoor dining and entertaining. The property also benefits from off-road parking along with a single garage, providing additional parking or storage space.

## **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

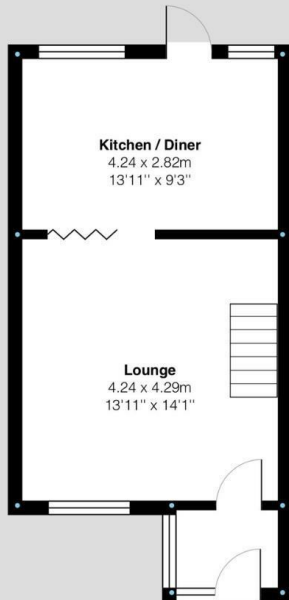
Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## **Extra Information**

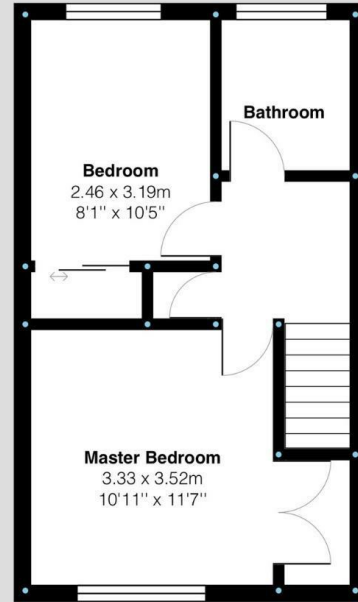
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# Floor Plan

Ground Floor:



First Floor:



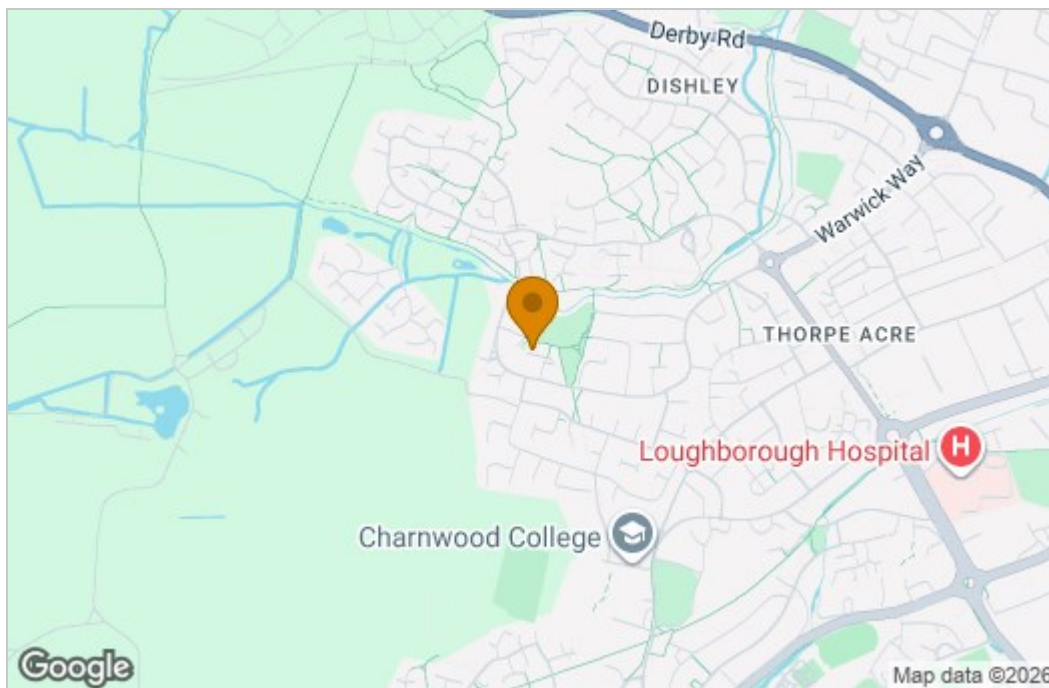
Petworth Drive, Loughborough  
Internal Square Footage: Approx 624 sq.ft

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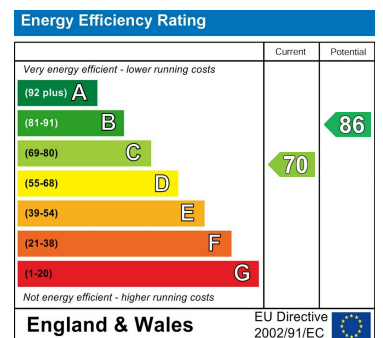
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## Area Map



## Energy Efficiency Graph



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