

Holdere

A Modern Estate Agent



93 Holywell Drive, Loughborough, LE11 3JX

Guide price £340,000

Holdere Estate Agents are delighted to bring to market with NO UPWARD CHAIN this three bedroom detached family home. The property has been upgraded and extensively modernised and is situated on the highly sought-after Forest Side of Loughborough within the prestigious Holywell school catchment area and close to local shops, amenities and the town circular bus route, this exceptional property also benefits from backing directly onto the private University rugby pitches, providing an attractive, leafy and highly private rear outlook. Having undergone a comprehensive “back-to-brick” infrastructure overhaul, the property offers a true turnkey opportunity with over £45,000 of recent high-specification improvements, including premium climate control systems, upgraded electrics, modern glazing and integrated smart security features.

Summary

The accommodation is entered via a welcoming porch leading into a bright and spacious hallway, complete with a useful cloaks cupboard and staircase rising to the first floor. To the front elevation, the generous lounge features a walk-in bay window and angled feature fireplace, creating a warm and inviting living space. An open archway leads through to the dining room, which in turn opens into a delightful sun lounge with sliding double glazed doors overlooking the private rear garden and open green views beyond.

The contemporary fitted kitchen has been thoughtfully designed with sleek white high-gloss cabinetry and a range of premium appliances, including a Samsung American-style fridge/freezer, LG 9kg washing machine and Bosch dishwasher, creating a stylish and practical space ideal for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom. The principal rear bedroom enjoys built-in storage together with attractive open views across the rugby pitches to the rear. All bedrooms are served by a modern shower room fitted with a contemporary three-piece white suite. The property also benefits from a fully boarded and illuminated loft space providing extensive additional storage.

Designed with modern comfort and efficiency in mind, the home features a professionally installed Mitsubishi Heavy Industries hybrid air conditioning and heat pump system, delivering whisper-quiet heating and cooling to all three bedrooms and the principal living area. Every window in the property was replaced in June 2023 with high-specification thermally efficient units, FENSA certified and accompanied by a transferable 10-year warranty. Further enhancements include a commercial-grade Hager AFDD consumer unit installed as part of a comprehensive NICEIC-certified electrical upgrade, together with a high-efficiency combi boiler system relocated to the kitchen for convenience and fully certified by Gas Safe engineers.

Externally, the front garden is mainly laid to lawn alongside a professionally laid asphalt driveway, installed in 2017, providing ample off-road parking and strong kerb appeal. The enclosed rear garden enjoys an excellent degree of privacy with no immediate rear neighbours, featuring a patio seating area leading onto the lawn and

uninterrupted views across the University rugby pitches.

The property also benefits from a comprehensive smart security system including a Visonic smart alarm, Ring Doorbell Pro (wired) and dual Ring floodlight cameras positioned to both the front and rear.

This outstanding detached residence presents a rare opportunity to acquire a comprehensively upgraded family home in one of Loughborough's most desirable residential locations, combining modern infrastructure, energy-efficient living and exceptional privacy.

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.

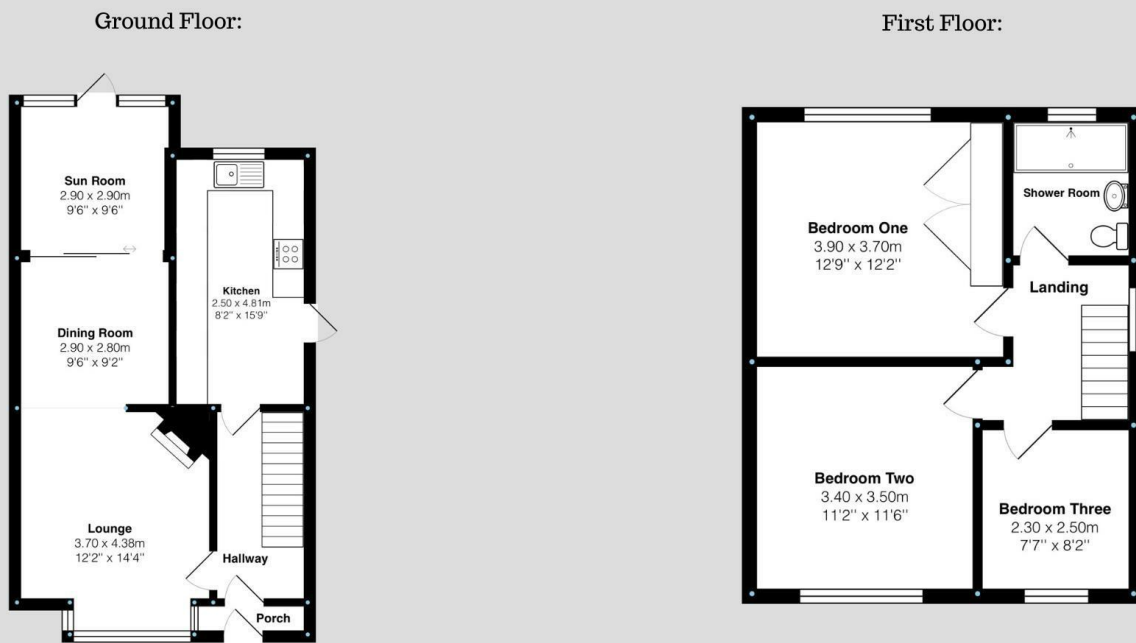
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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



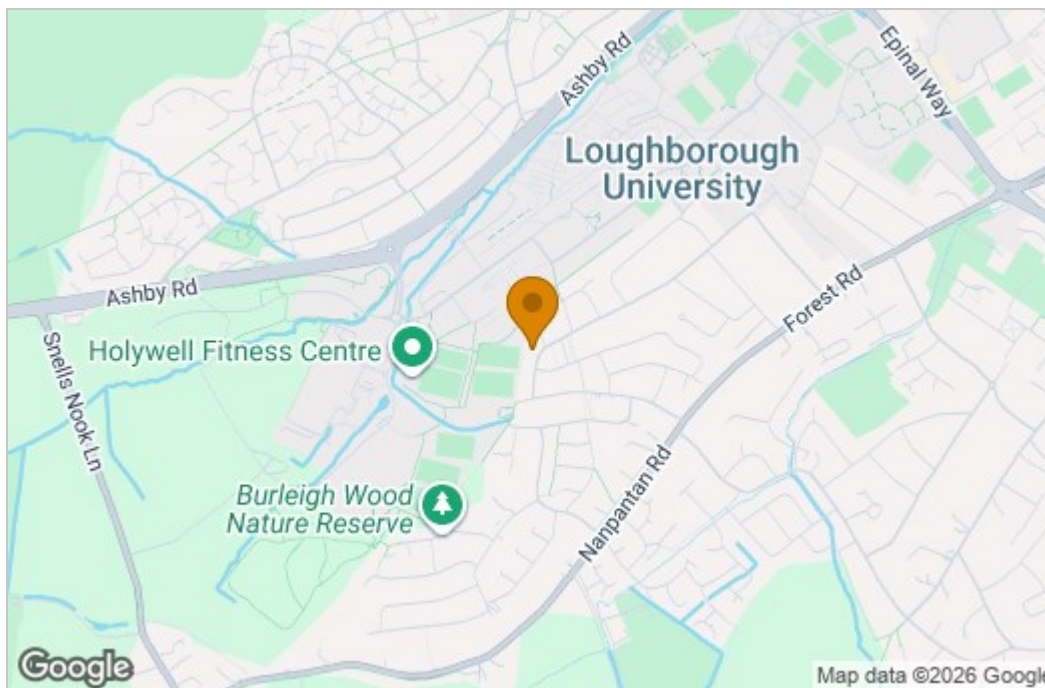
Holywell Drive, Loughborough
Internal Square Footage: Approx 1046 sq.ft



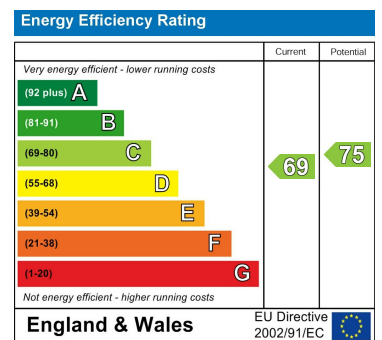
Holywell Drive, Loughborough
Internal Square Footage: Approx 1046 sq.ft



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk