

# Holders

A Modern Estate Agent



**30 Loweswater Drive, Loughborough, LE11 3RS**

**£275,000**

Offered to the market is this extended 3 bedroom semi-detached property situated on the sought after Forest Side of Loughborough, within proximity to Holywell Primary School and Loughborough University.

The property has a well sized rear garden, garage and has been extended to offer plentiful living accommodation.

## **Summary**

Entering through the front porch, there is a further door into the entrance hall which is light and airy space complete with a handy storage cupboard, and doors into the lounge and kitchen.

The lounge has a feature corner fireplace and lies open to the dining room, which in turn opens through to an extended reception area which is flexible to suit the buyers needs. From this space doors lead onto the privately aspected rear garden and a door provides access to the kitchen.

Completing the ground floor accommodation is the kitchen which has a range of fitted units and door to the rear garden.

Upstairs there are three spacious bedrooms; the rear bedroom has a built-in storage cupboard housing the modern combi boiler, and comfortably accommodates a king size bed.

Completing the upstairs is the family bathroom, which consists of a bath with shower over, a wash hand basin and the W.C.

This property occupies a fantastic plot with a garden to the front, a driveway to the front and down the side of the property and a well sized private rear garden, alongside a detached garage.

Loweswater Drive is close to Forest Road and Nanpantan Road, and is benefits from proximity to Holywell Primary School and Loughborough University. There is a children's play park nearby, and this area also gives access to walks up to Burleigh Woods.

## **Disclaimer**

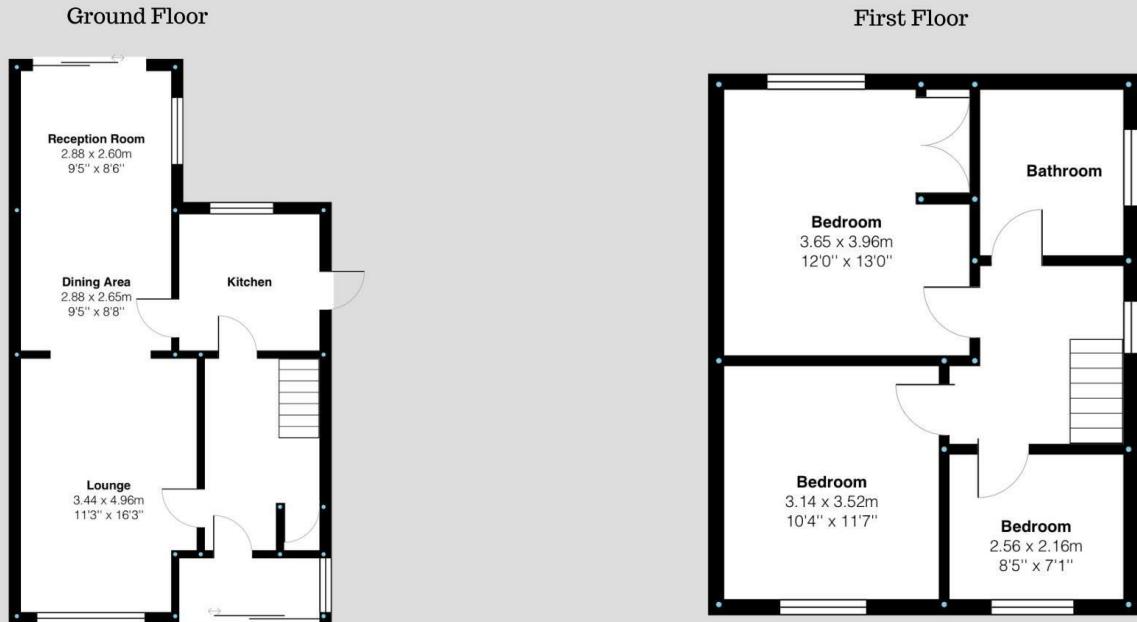
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## **Extra Information**

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## Floor Plan



Loweswater Drive, Loughborough  
Internal Square Footage: Approx 861 sq.ft

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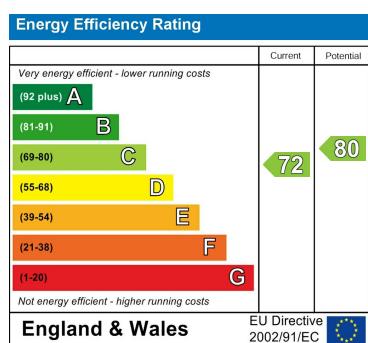
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## Area Map



## Energy Efficiency Graph



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