

Holden's

A Modern Estate Agent



45 Parklands Drive, Loughborough, LE11 2SZ

£360,000

A fantastic opportunity to acquire this spacious three-bedroom detached home on the ever-popular Forest Side of Loughborough, boasting a generous kitchen/diner, conservatory and ample driveway parking. A standout feature of the property is the exceptionally large plot of around 1/4 acre and the detached double garage with a mechanical inspection pit, offering exceptional space for car enthusiasts, workshop or secure storage.

Summary

The property is approached via a driveway providing ample off-road parking, with access into the home through a side entrance. Upon entering, a convenient ground floor WC is positioned straight ahead, while to the front of the property a spacious bay-fronted lounge creates a welcoming reception space, flooded with natural light and ideal for relaxing or entertaining.

To the rear, the home opens into a generous kitchen/diner, offering an excellent social hub with ample space for both cooking and family dining. The kitchen flows seamlessly into a conservatory which also serves as a practical utility area, creating additional flexible living space whilst providing direct access to the rear garden.

The first floor continues to impress with a large bay-fronted principal bedroom overlooking the front aspect, complemented by two further bedrooms positioned to the rear. A well-appointed family bathroom serves all three bedrooms, completing the internal accommodation.

There is also a converted loft room accessed via a drop down ladder.

Outside, the large rear garden provides a pleasant and private setting for outdoor enjoyment with patios areas, lawn and fruit trees. The detached double garage represents a standout feature of the property, complete with a mechanical inspection pit, it offers excellent potential for vehicle maintenance, secure storage, a workshop or hobby space, catering to a wide range of buyers.

Ideally positioned within easy reach of highly regarded schools, local amenities, Loughborough town centre and excellent transport links, this is a fantastic opportunity to acquire a spacious family home in one of the town's most sought-after locations, with the added benefit of exceptional garaging rarely found in similar properties.

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.

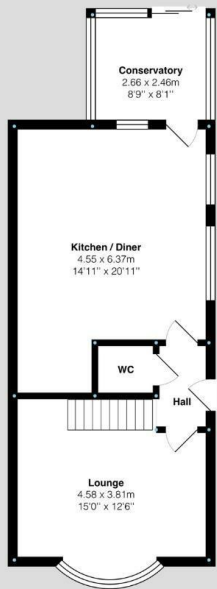
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Extra Information

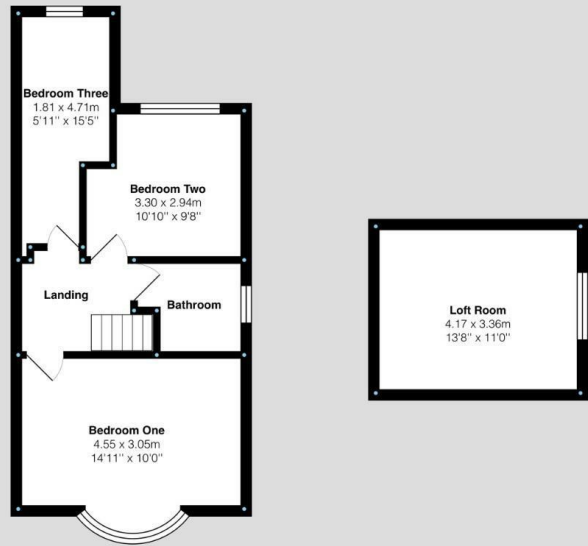
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor & Loft Room



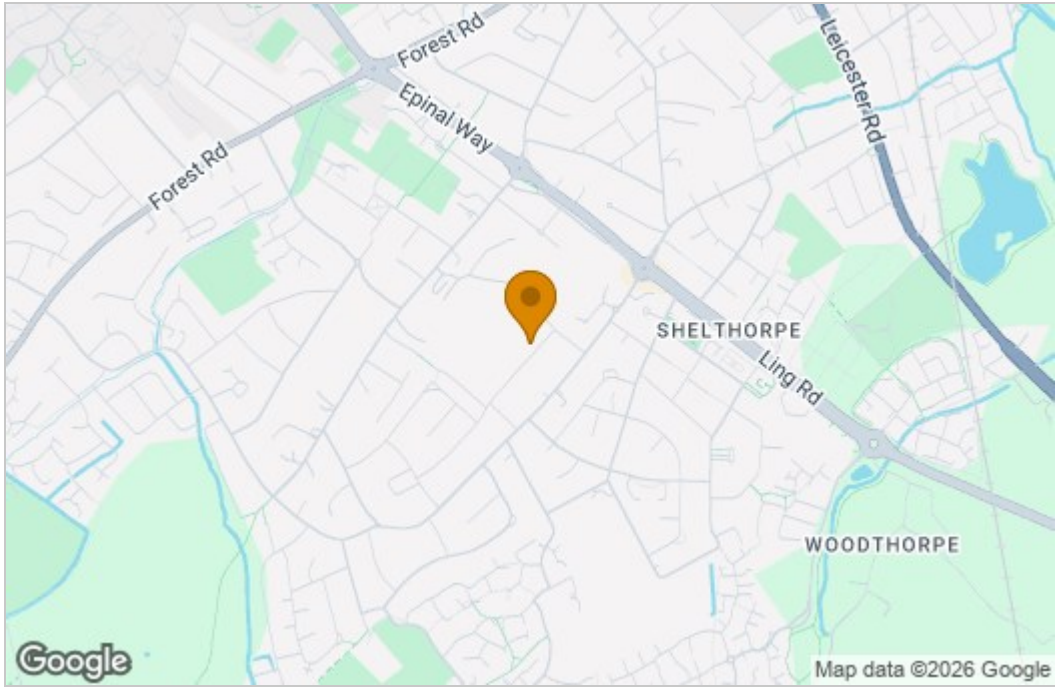
Parklands Drive, Loughborough
Internal Square Footage: Approx 1190 sq.ft



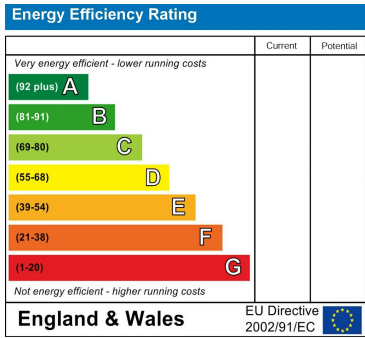
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Area Map



Energy Efficiency Graph



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