

Holderr

A Modern Estate Agent



20 Patterdale Drive, Loughborough, LE11 3RT

£285,000

A skillfully extended and impressively spacious three-bedroom residence, thoughtfully modernised and renovated throughout, occupying a sought-after position on the Forest side of town within a quiet and popular cul-de-sac. The property also benefits from being located within the highly regarded Holywell School catchment area, making it particularly appealing to families.

Summary

This attractive home is fitted with PVC double glazing and gas-fired central heating, offering both comfort and energy efficiency. The well-planned accommodation briefly comprises a welcoming storm porch leading into a bright entrance hallway, a convenient ground-floor cloakroom, and a generously proportioned lounge featuring double French doors that open into a separate formal dining room. From here, elegant concertina half-glazed solid doors lead through to a versatile sitting room or playroom, which in turn enjoys double French doors opening directly onto the rear gardens, creating an excellent flow of natural light and indoor-outdoor living.

The property boasts a fitted kitchen, stylishly finished and equipped with a range of integrated appliances, ample storage, and practical work surfaces, ideal for modern family life and entertaining.

To the first floor there are three well-sized bedrooms, including a spacious principal bedroom complete with built-in wardrobes. The extended family bathroom is attractively appointed with a contemporary four-piece suite, featuring a bath, separate shower cubicle, wash basin, and WC.

Externally, the property continues to impress. To the front, a driveway provides off-road parking and overlooks an attractive open green area, enhancing the sense of space and outlook. The driveway extends to an exceptionally large garage, offering excellent storage or workshop potential. To the rear, the privately enclosed gardens are well maintained and thoughtfully arranged, featuring a paved patio area ideal for outdoor dining, neatly kept lawns, and screened fencing that provides a high degree of privacy and security. Overall, this is a beautifully presented and versatile family home in a desirable residential location.

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.

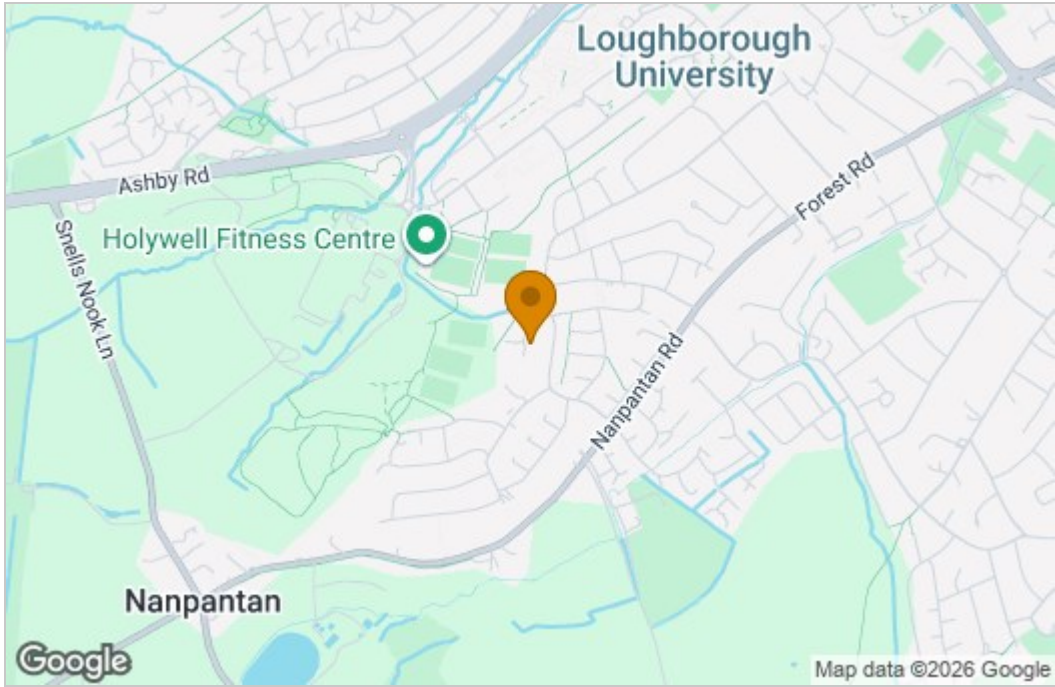
Extra Information

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

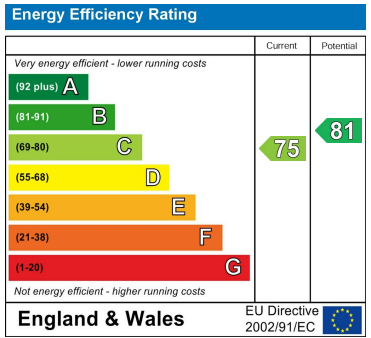
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.