

# Holdlers

A Modern Estate Agent



35 Rivington Drive, Loughborough, LE11 4EJ

£225,000

Offered with no upward chain is this three-bedroom semi detached home situated in a popular cul-de-sac on the outskirts of Loughborough, offers spacious accommodation with a bright lounge opening onto a large rear garden, a kitchen & a family bathroom and three bedrooms to the first floor. The property also benefits from a generous garden, garage, ample on street parking and a convenient location close to local amenities, schools and transport links, making it ideal for families, first-time buyers or investors.

## **Summary**

Situated on the outskirts of Loughborough within a small and popular cul-de-sac, this three-bedroom townhouse offers spacious accommodation ideal for first-time buyers, families or investors alike. Conveniently located close to local amenities, reputable schooling and excellent transport links, the property is perfectly positioned for modern everyday living.

The accommodation comprises an entrance hall leading into a bright and welcoming lounge with direct access onto the generous rear garden, creating an ideal space for both relaxing and entertaining.

The kitchen overlooks the front and comprises a range of matching wall and base units with countertops above. Finishing the ground floor accommodation is the family bathroom, fitted with a three piece suite comprising bath with shower over, low flush w.c. and pedestal wash basin.

To the first floor, there are three bedrooms including a well-proportioned principal bedroom,

Externally, the property benefits from a large rear garden together with a garage which has been blocked up to the front but provides excellent additional storage. The garage can be accessed from the garden and side of the property, while ample parking is available within the cul-de-sac for residents and visitors alike. Additionally there is a separate car park for residents, currently this requires some clearing but offers scope for further parking options if required.

Offering excellent value in a highly convenient location, early viewing is strongly recommended.

## **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.
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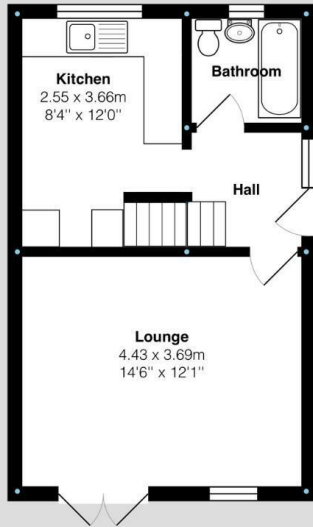
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## **Extra Information**

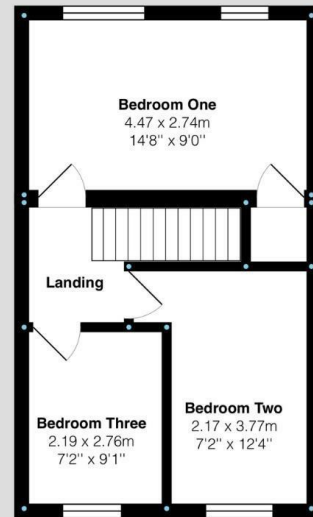
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# Floor Plan

Ground Floor:



First Floor:



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Internal Square Footage: Approx 764 sq.ft

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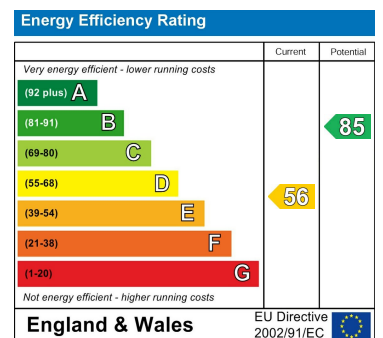
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## Area Map



## Energy Efficiency Graph



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