

# Holdings

A Modern Estate Agent



## 9 Carew Drive

Hathern, Loughborough, LE12 5EB

£308,500



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As you step through the front door, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The meticulously designed layout of this property promotes both comfort and functionality, making it an ideal space for family living.

The heart of the home lies in the impressive kitchen/dining room, which boasts a contemporary design and is fitted with high-quality integrated appliance. This generous space is perfect for both everyday meals and entertaining guests, featuring ample counter space and cabinetry to meet all your culinary needs. Adjacent to the kitchen is a practical utility room, providing additional storage and laundry facilities. A conveniently located WC adds an extra layer of convenience for family and guests alike, while a dedicated storage cupboard helps keep the living areas tidy and organised.

The generous lounge is a standout feature of the ground floor, filled with natural light that pours in through the elegant French doors. These doors not only provide a seamless flow to the outdoor space but also create a warm and inviting atmosphere perfect for relaxation or entertaining friends and family.

Ascending the staircase to the upper level, you'll find three thoughtfully designed double bedrooms that cater to various living needs. The main bedroom is particularly impressive, offering ample space and the luxury of an en suite bathroom. The additional two bedrooms are well-appointed and

versatile, ideal for children, guests, or even a home office setup. A spacious family-sized bathroom serves the remaining bedrooms, complete with modern fixtures and finishes. Another handy storage cupboard on this level completes this floor.

Stepping outside, you are greeted by a generously sized lawned garden that provides ample room for outdoor activities, family gatherings, and summer barbecues. This versatile outdoor space invites relaxation and play, making it perfect for children and pets alike. Additionally, the property includes a rear driveway that accommodates up to three vehicles, enhancing the practicality of this beautiful home.

#### Location

Nestled in a newly built community, this property enjoys the numerous benefits of modern construction, including energy efficiency and contemporary design. The neighborhood is well-connected, offering easy access to an array of local amenities such as shops, schools, and parks. With excellent transport links nearby, commuting to work or exploring the surrounding areas is effortless. This prime location enhances the appeal of the home as a fantastic choice for families, providing a harmonious balance of comfort, convenience, and community.



## Road Map



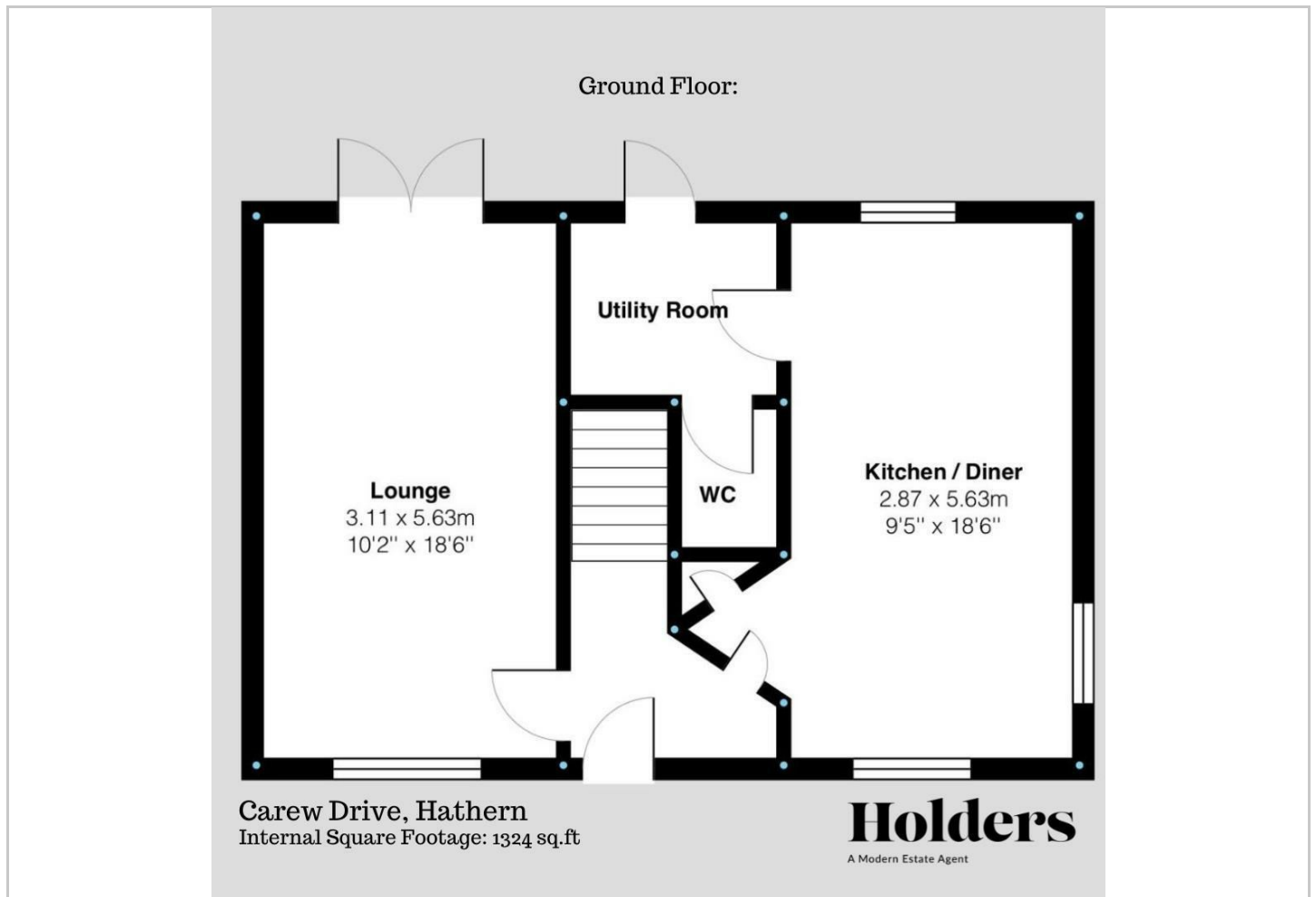
## Hybrid Map



## Terrain Map



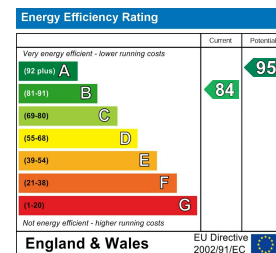
## Floor Plan



## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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