

# Holderr

A Modern Estate Agent



5 Cowslip Drive, Loughborough, LE12 9QZ

£270,000

Situated in a quiet cul-de-sac, this well-presented three-bedroom home offers spacious accommodation, including a modern fitted kitchen, a generous living/dining room with French doors to the rear garden, a ground floor WC and a contemporary family bathroom. Further benefits include fitted wardrobes to two bedrooms, a versatile loft space, off-road parking for two vehicles and an enclosed rear garden, making it an ideal home for first-time buyers and families alike.

## Summary

This attractive three-bedroom home enjoys a peaceful position within a sought-after cul-de-sac, making it an excellent choice for first-time buyers, growing families or those looking to upsize. Offering well-balanced accommodation across two floors, the property combines practical living space with a welcoming feel throughout.

The ground floor is arranged around a central entrance hall with a convenient guest cloakroom/WC and useful storage. To the front of the property, the fitted kitchen offers a good range of contemporary units and integrated cooking appliances, while to the rear, the generous living and dining area provides an excellent space for both relaxing and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating an easy connection between the indoor and outdoor living space.

Upstairs, there are three well-proportioned bedrooms, including two comfortable doubles, both benefiting from fitted wardrobes, together with a versatile third bedroom ideal as a child's room, nursery or home office. The family bathroom is fitted with a modern white suite with a shower over the bath. Accessed from the landing, the loft has been thoughtfully enhanced by the current owners to create a versatile additional area, ideal as a cinema or hobby space, while still retaining valuable storage.

Outside, the property benefits from off-road parking for two vehicles to the front. The enclosed rear garden has been designed with family living in mind, featuring a patio seating area perfect for outdoor dining and summer entertaining, alongside a lawn offering plenty of space for children to play.

Situated within easy reach of local amenities, well-regarded schools, countryside walks and excellent transport links to Loughborough, Leicester and the M1, this is a superb home in a popular residential location that is ready to move into and enjoy. Early viewing is highly recommended.

## Disclaimer

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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

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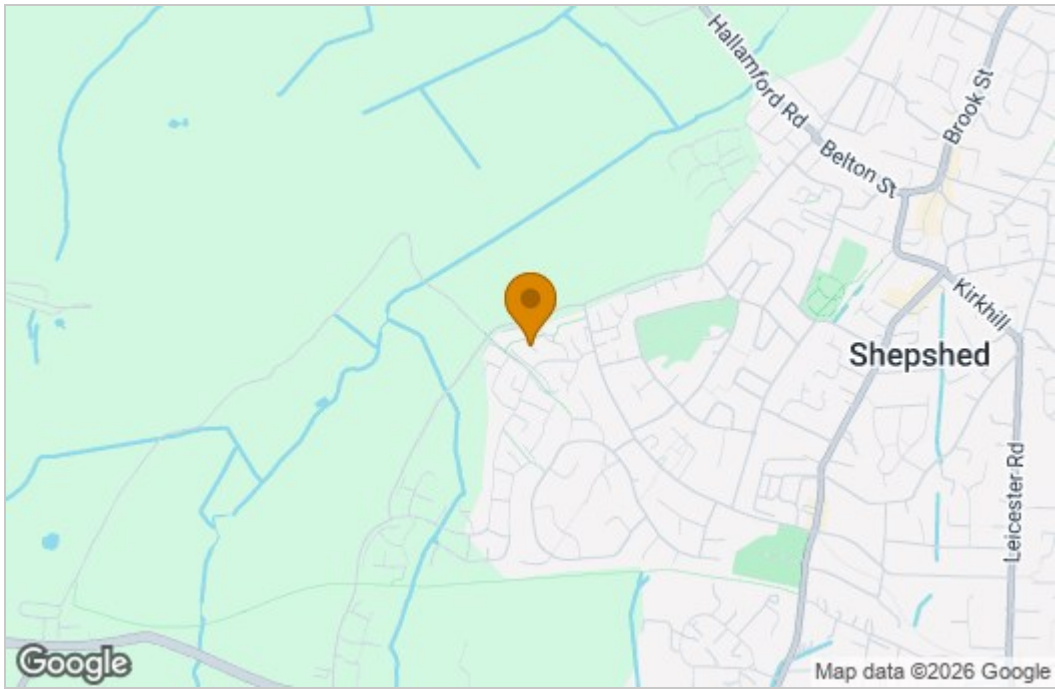
## Extra Information

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

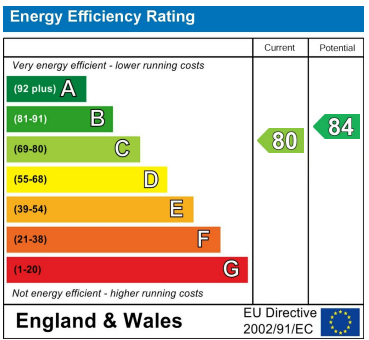
Floor Plan



Area Map



Energy Efficiency Graph



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