

Holderr

A Modern Estate Agent



60 Outwoods Drive, Loughborough, LE11 3LU

£325,000

A fantastic opportunity to acquire a spacious and versatile three bedroom family home in a sought-after Loughborough location, perfectly suited to modern living. Boasting generous reception spaces and a larger than average rear garden - this property offers both comfort and practicality throughout.

Summary

Situated in a desirable residential area on the Forestside of Loughborough, this well-presented and spacious family home at Outwoods Drive offers versatile accommodation across two floors, ideal for Family living.

Upon entering, you are welcomed into a central hallway providing access to the principal ground floor rooms. The property features a generous dining room to the front, enhanced by a bay window that allows for plenty of natural light, creating a warm and inviting living space. To the rear, a separate Lounge offers an excellent space for entertaining or relaxing while overlooking the conservatory. Providing additional living space is a conservatory accessed via the kitchen, leading from here are doors to a w/c, store and double doors to the rear garden.

The kitchen is well-proportioned and is complete with plentiful base and eye level units, integrated oven and hob, plumbing for a washing machine and door to the conservatory.

Ascend to the first floor and you will find three well sized bedrooms, served by a family bathroom, and separate w/c - making this an ideal home for growing families or those needing extra space for home working.

Externally, the property benefits from a private rear garden, complete with a large patio area, storage sheds, planted borders, and a large summer house to rear complete with power and lighting - perfect for outdoor dining and family activities, along with off-road parking to the front.

Located within easy reach of local amenities, reputable schools, and transport links, this attractive home combines comfort, space, and convenience in a sought-after Loughborough location.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

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.

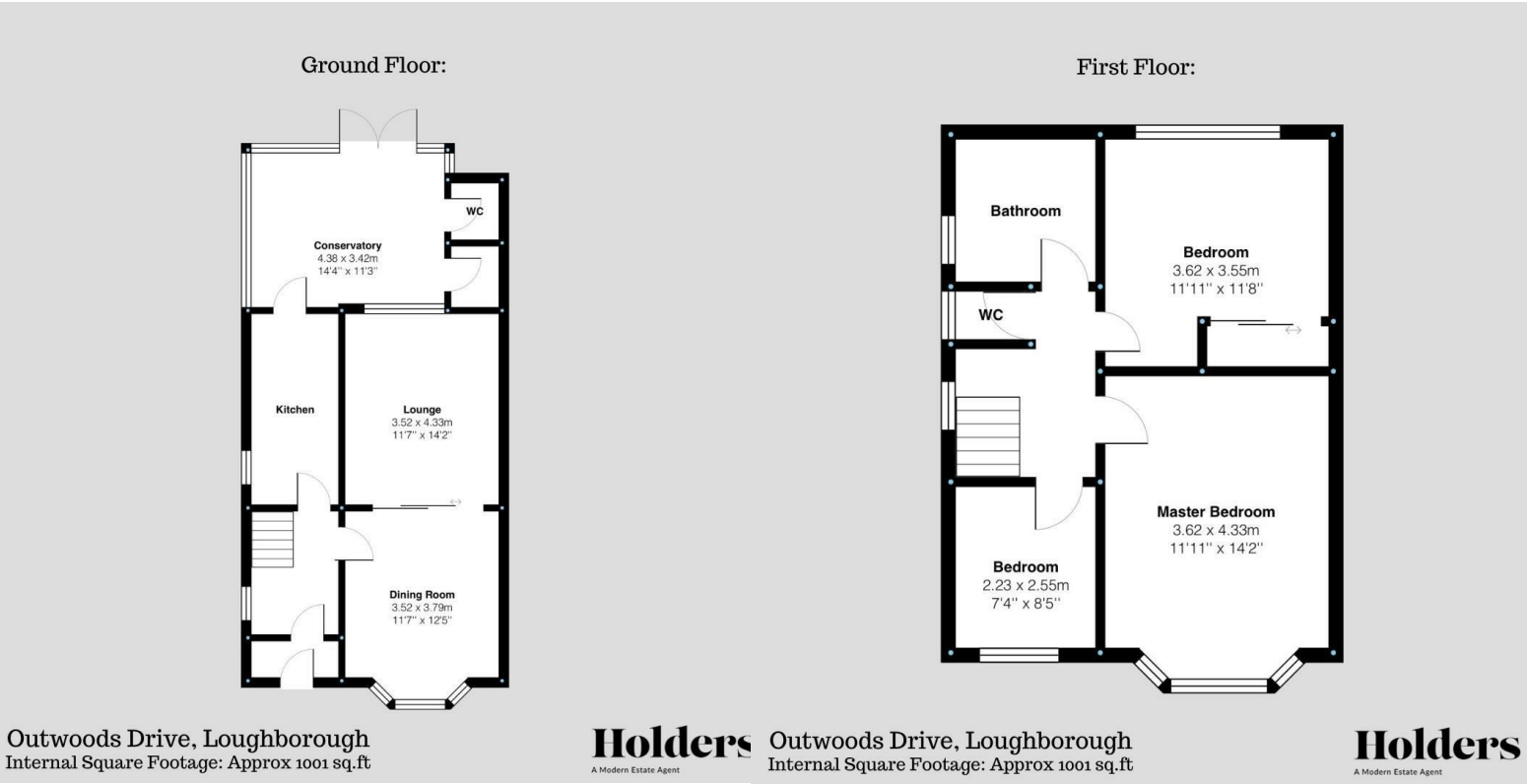
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

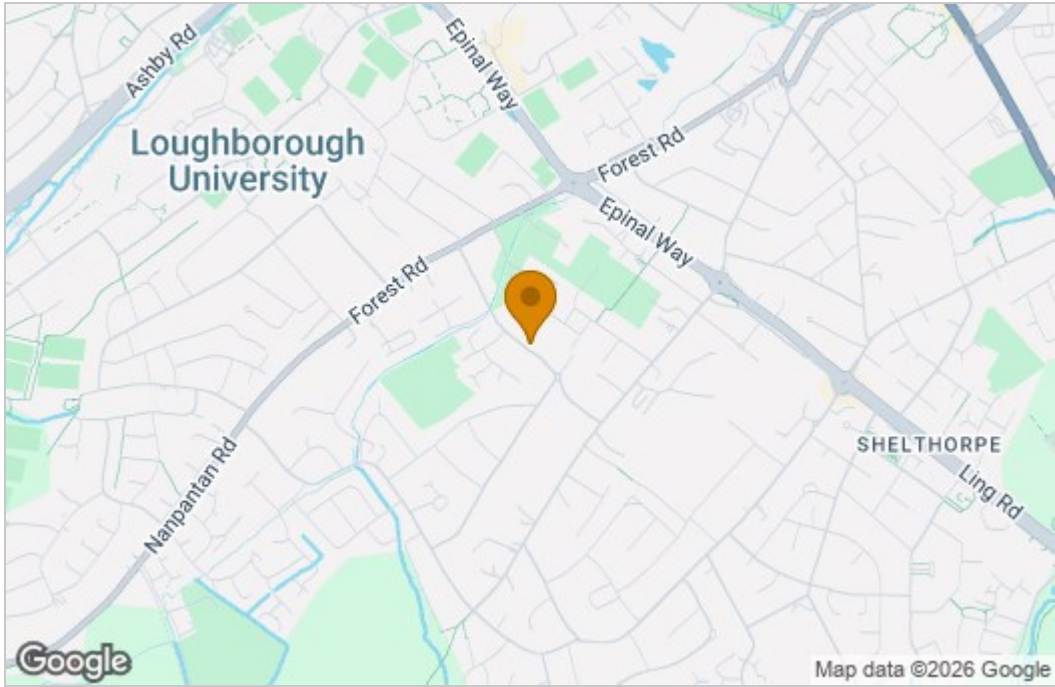
Extra Information

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

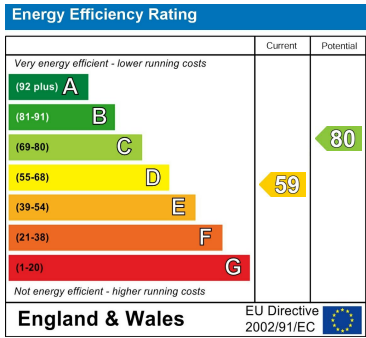
Floor Plan



Area Map



Energy Efficiency Graph



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