

# Holden's

A Modern Estate Agent



69 Thirlmere Drive, Loughborough, LE11 3SX

Offers over £290,000

A spacious three bedroom detached home in this highly sought after location in the catchment for Holywell Primary School (Ofsted rated 'Outstanding'). This property enjoys a spacious through lounge diner, breakfast kitchen, conservatory with the first floor landing accessing three generous double bedrooms and a bathroom. The property enjoys parking to the front, garage and a generously sized rear garden. A rare opportunity in this location! NO UPWARD CHAIN.

Upon entering the property via the spacious entrance hallway and stairs to first floor you find the door to the lounge diner. The Lounge diner is a spacious and bright room with window to the front elevation door to kitchen and conservatory. The kitchen has a range of wood fronted cupboards and drawers, matching eye level units over with built in electric oven and gas hob. There is under counter space and plumbing for dishwasher and washing machine. There is a window to the rear elevation over looking the garden as well as door to the side elevation leading outside.

Ascend onto the first floor and you will find three well sized bedrooms, family bathroom and storage/airing cupboard off the landing. The bathroom is complete with a bath with shower over, w/c and wash hand basin.

The property occupies an enviable position on Thirlmere Drive. There is a tarmac driveway to the front, lawned area with established borders and gated access to side elevation leading to the garage. To the rear is a detached garage and a spacious rear garden complete with a patio area and lawn space.

#### **Disclaimer**

1. Intending purchasers will be asked to produce identification documentation.

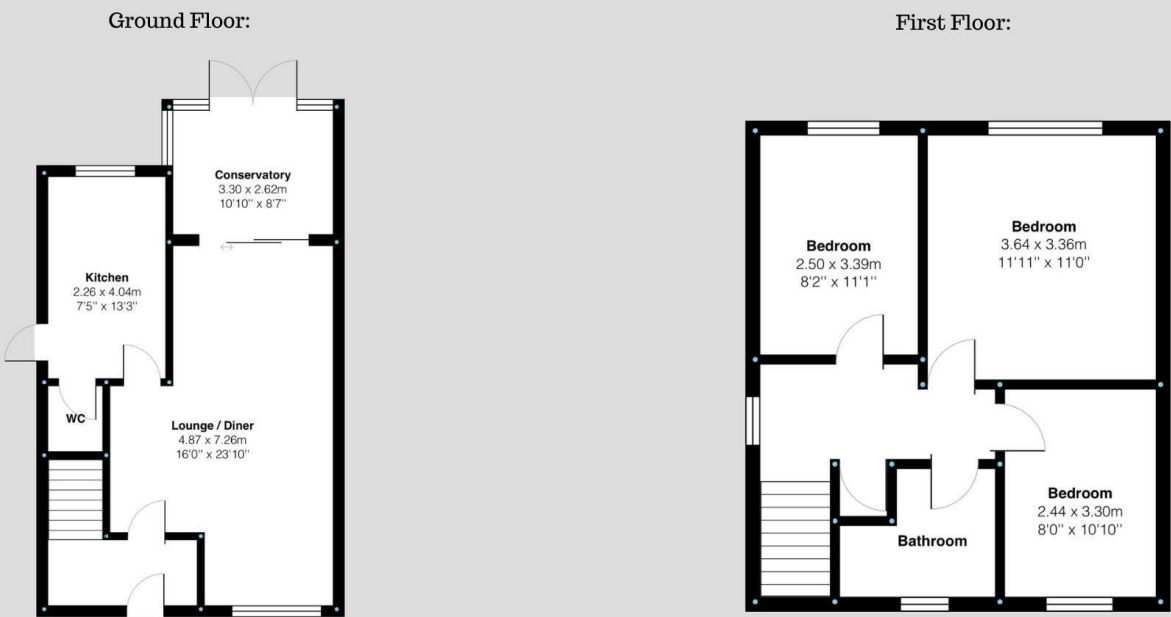
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.

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Floor Plan



Thirlmere Drive, Loughborough  
Internal Square Footage: 947 sq.ft

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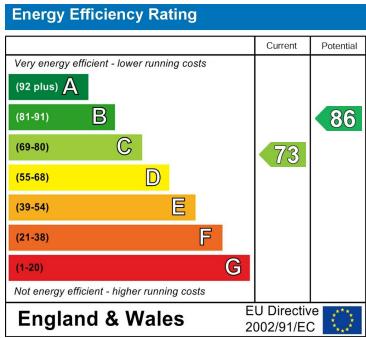
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Area Map



Energy Efficiency Graph



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