

# Holdere

A Modern Estate Agent



104 Holt Drive, Loughborough, LE11 3JA

£460,000

Holdere Estate Agents are delighted to bring to market this extended three bedroom detached 1940s home. Located along the well regarded Holt Drive, boasting a picturesque bay front and is nestled on the forest side of the vibrant market town of Loughborough. In brief internally it offers an entrance hallway, two reception rooms, downstairs w.c., high quality fitted kitchen/diner, utility room, three bedrooms and the family bathroom. Outside there is an attractive lawned front garden with off road parking for vehicles to the side. The South West facing rear garden is a great size and showcases multiple seating areas and options for the new purchasers.

## Summary

Upon entry to the property through the storm porch and front door you are welcomed into a spacious entrance hallway. A stained glass porthole window is to the front elevation, while stairs ascend to the first floor. The hallway provides access to the two reception rooms, downstairs w.c. and Kitchen/Diner at the rear.

The dining room is located at the front of the home and features a bay window that allows ample natural light to fill the space, and there is a feature gas fireplace too.

The lounge is at the rear of the property and has a lovely outlook over the rear garden, with a large bay window, fireplace and French doors opening to outside.

The kitchen/diner is a high specification and has a matching range of wall and base units with quartz countertops above. In the kitchen there is a large island providing seating, worktop space and storage below. It also has the following appliances all integrated/staying; double bins, Fisher Paykel dishwasher, American style fridge freezer with ice function and double sink. For the cooking side it offers double ovens, induction hob and extractor fan over. The kitchen is a lovely light filled room thanks to skylights and a window overlooking the rear garden.

Located in a tucked away position but ideally located next to the kitchen is the utility room which forms part of the converted garage, it offers under counter space and plumbing for additional fridge/freezers, washing machine and/or dryer. There is a side door leading out to a pathway down the side of the property.

Returning back to the hallway, you find the downstairs w.c., fitted with a two piece suite comprising low flush w.c. and wash hand basin with storage below.

The staircase ascends from the ground floor hallway to the first-floor landing with a stained glass side window that allows natural light to fill the area. Doors from the landing lead to all three bedrooms and family bathroom.

The main bedroom is situated at the front of the property, it has a lovely bay window and views out to the front. It is a well proportioned double bedroom with plenty of space for a large bed and all the associated bedroom furniture/furnishings.

The second bedroom is also a great sized double room, it has a window to the rear providing a lovely outlook over the garden.

Bedroom three is currently used as a home office/study but would make a perfect single bedroom, it has a window overlooking the front elevation.

The family bathroom is fitted with a four piece suite comprising a walk in shower, bath with shower attachments, sink unit with storage below, low flush w.c. and window to the rear elevation.

To the front of the property is off-road parking suitable for several vehicles as well as an additional lawned garden with a feature tree and hedging for privacy. Access to the garage/storage space is here via an up and over door. Gated side access takes you down the side of the property to the rear garden. The rear garden is a great size and South West facing, it has a large lawned area, decked and paved patio space all of which is kept private and secure by wooden fencing & hedging.

## 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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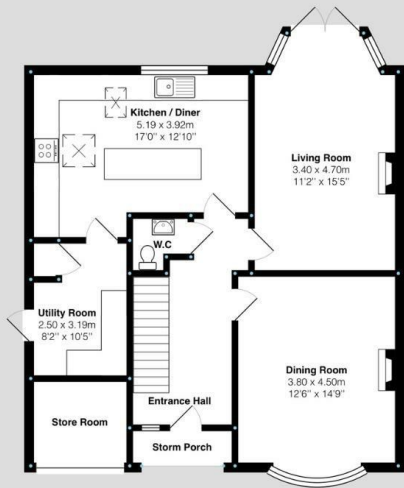
## Extra Information

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

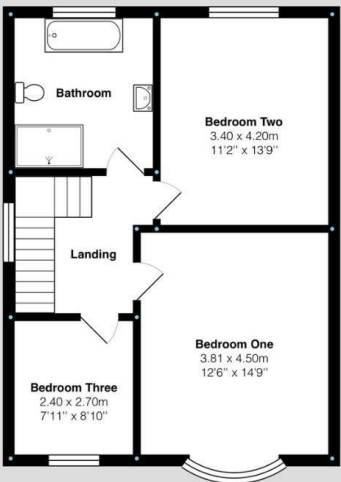


Floor Plan

Ground Floor:



First Floor:



Holt Drive, Loughborough  
Internal Square Footage: Approx 1351 sq.ft

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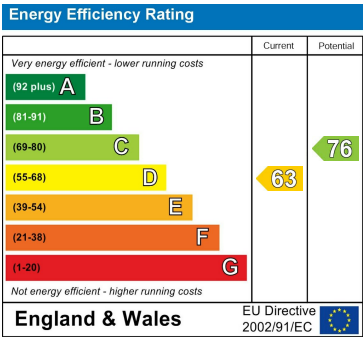
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Area Map



Energy Efficiency Graph



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