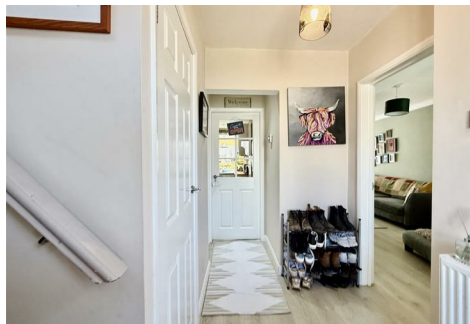


# Holdern

A Modern Estate Agent



60 Loweswater Drive, Loughborough, LE11 3RS

Offers over £300,000

A great opportunity to purchase this extended detached home on the Forest Side of Loughborough and within walking distance of the highly regarded Holywell Primary School.

The property offers open plan living having been extended to the rear. There are three bedrooms, Lounge, open plan living kitchen and a utility room with w/c. To the first floor are three bedrooms and a family bathroom. Outside, the property provides generous gardens and a off road parking for multiple vehicles.

Presenting a family friendly layout, the ground floor accommodation includes a smartly presented Lounge with doors to the rear garden. This flows effortlessly through to the newly fitted living kitchen which presents a superb open plan space with both a window and doors looking out over the rear garden.

The ground floor also offers useful understairs storage and a guest cloakroom having WC and hand wash basin and useful utility space.

To the first floor, the landing has a large window to side elevation, leading to the three bedrooms and family bathroom.

These are serviced by the family bathroom, which is tiled and comprises a modern suite with panelled bath having shower over, low level WC and pedestal hand wash basin.

Externally, the property enjoys a superb garden plot. With both a patio and lawn, space for a shed/summerhouse and access to both the front of the property and off road parking.

#### **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.

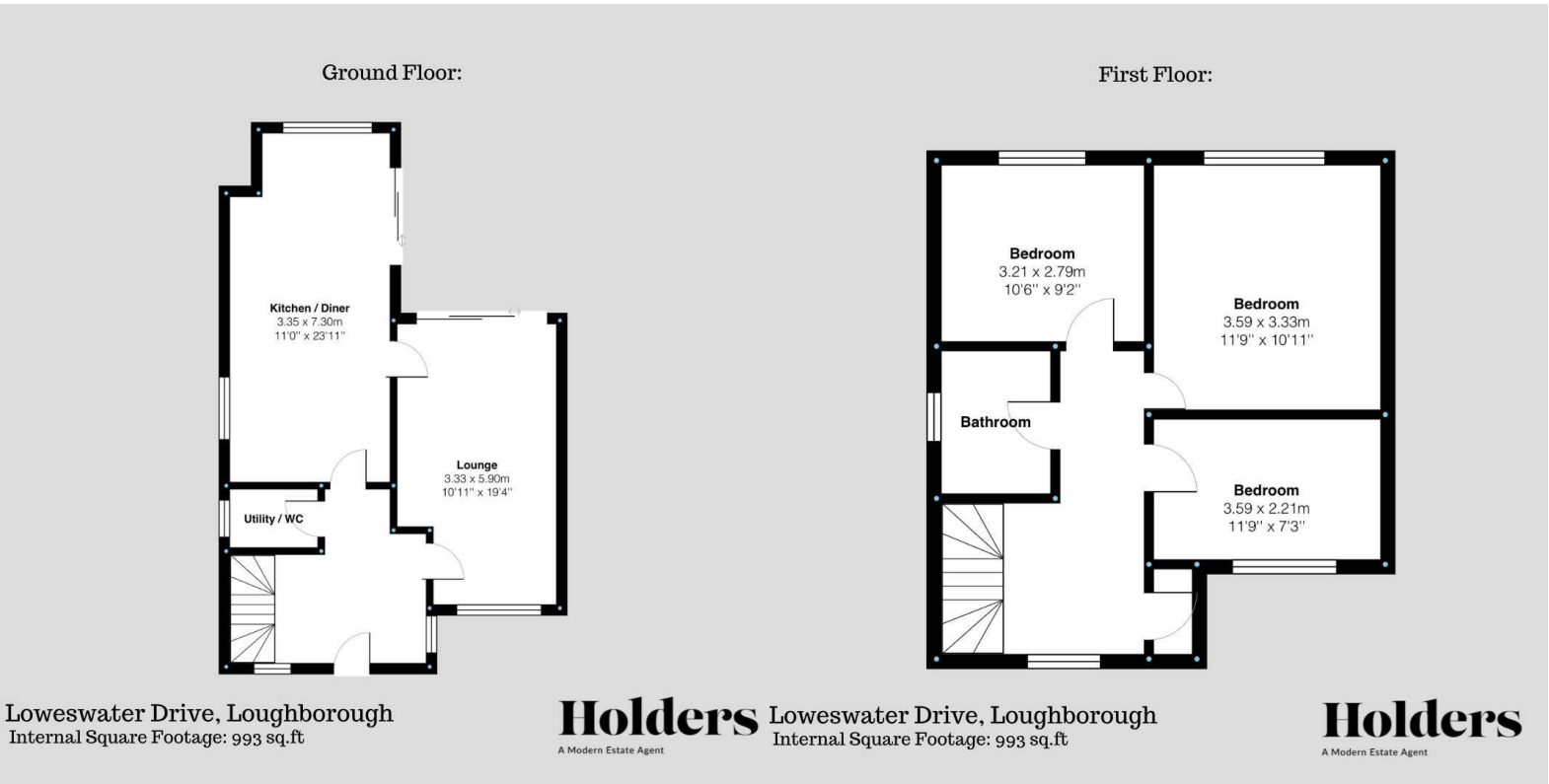
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make 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](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)

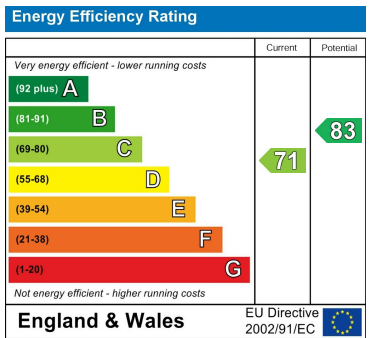
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.