

# Holdings

A Modern Estate Agent



18 Chiswick Drive, Loughborough, LE11 4TU

£220,000

Located in a popular residential area of Loughborough, this well-presented three-bedroom home on Chiswick Drive offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, families, or investors alike.

## **Summary**

The property is entered via a welcoming entrance hall which leads through to a generous open-plan lounge/diner, providing a bright and versatile living space perfect for both relaxing and entertaining. The layout allows for distinct seating and dining areas, with natural light enhancing the overall feel of the room. The kitchen is positioned to the rear and is fitted with a range of units, offering a functional space with access to useful storage.

To the first floor, the property comprises three bedrooms, all of which offer comfortable accommodation, alongside a family bathroom fitted with a modern suite.

Externally, the property benefits from a rear garden, providing a private outdoor space with scope for personalisation, ideal for enjoying the warmer months.

Conveniently situated close to local amenities, schools, and transport links, this property combines comfort, convenience, and excellent potential in a sought-after location.

## **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.

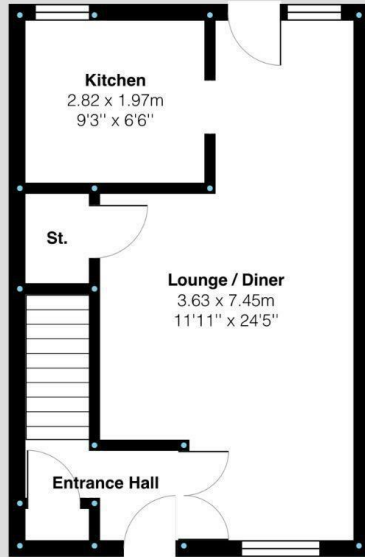
## **Extra Information**

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

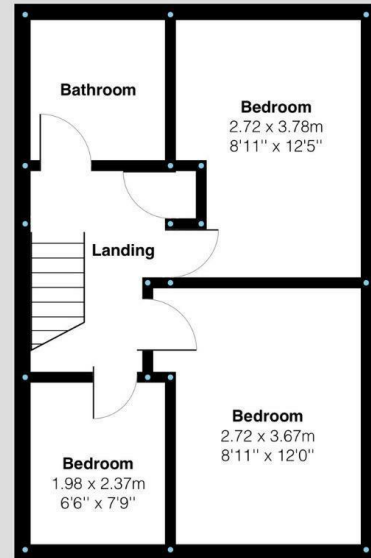
use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



Chiswick Drive, Loughborough  
Internal Square Footage: Approx 636 sq.ft

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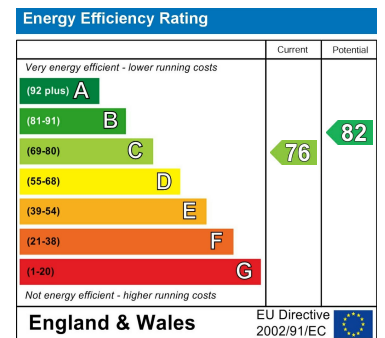
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## Area Map



## Energy Efficiency Graph



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