

Holdere

A Modern Estate Agent



33 Naseby Drive, Loughborough, LE11 4NU

£325,000

Holdere Estate Agents are delighted to bring to market this extended three bedroom detached home, situated in a well regarded address in Loughborough. In brief the property offers mature front and rear gardens, off road parking & garage, hallway, through lounge, kitchen diner, three double bedrooms one with en suite & separate family bathroom.

Upon entry to the property via the covered storm porch you arrive in the hallway, this provides access into the Lounge and Kitchen/Diner to rear. The Lounge is a great size being the full width of the property, and is complete with a feature bow fronted window, focal fireplace and patio doors to the rear elevation taking you straight out to the garden.

The extended Kitchen/Diner is fitted with an array of base and eye level units, inset sink, oven and gas hob with extractor over, integrated fridge freezer as well as two windows to the rear elevation with one being a bay. In this room there is a great sized dining area and door to the side elevation leading outside.

Ascending onto the first floor you arrive on the landing. This provides access to all three double bedrooms, family bathroom and storage cupboard.

The main bedroom is situated at the front of the property and benefits from two windows overlooking the front garden. There is a door to the en suite shower room.

The en suite shower room is fitted with a three piece suite comprising, shower cubicle, pedestal wash hand basin and w.c.

Bedroom two is a great sized double room situated at the front of the property (formerly the main bedroom). There are also fitted wardrobes wall to wall in this room.

Bedroom three is another double room and benefits from a window to the rear elevation overlooking the garden.

The family bathroom is fitted with a three piece suite comprising bath with shower over, low flush w.c and pedestal wash hand basin.

Outside you find the block paved driveway providing off road parking and access to the integral single garage. There is an attractive lawned garden to the front with established borders and hedging providing privacy. The generous rear garden is laid to lawn and enjoys a private aspect with surrounding borders, shrubs and flowers, paved patio area and different seating options.

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

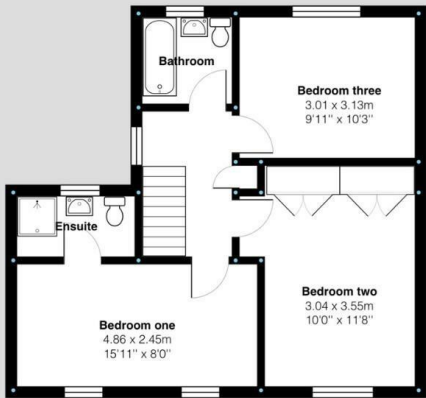
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground floor:



First Floor:



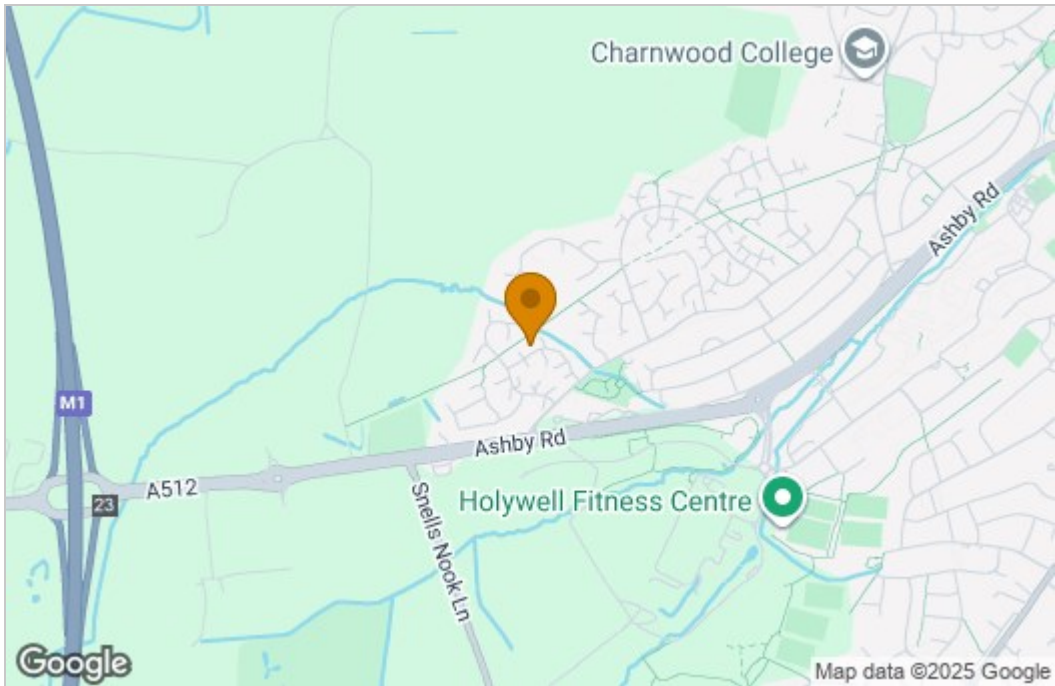
Naseby Drive, Loughborough
Internal Square Footage: Approx 1202 sq.ft

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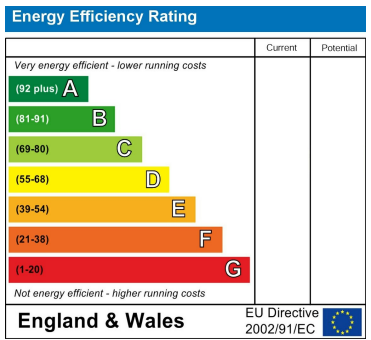
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Area Map



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.

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