

# Holders

A Modern Estate Agent



1 Woodlands Drive, Loughborough, LE11 2DB

Guide price £284,000

This charming Forest Side semi-detached home seamlessly blends open plan living with contemporary fittings, offering an excellent opportunity for its new owners to acquire a fabulous home with no upward chain.

## Summary

Upon entering the property, you are greeted by a welcoming hallway that leads into the spacious lounge. The centrepiece of the lounge is the open fire, perfect for creating a warm ambience during the colder months. A large bay fronted window allows in plenty of light and an opening leads onto the kitchen diner. The kitchen is fitted with an array of base and eye level units, inset sink and drainer and worksurfacings over. Equipped with an integrated oven and hob, dishwasher, and space for a fridge freezer. The kitchen offers picturesque views of the rear garden, with double french doors leading to the outside. Completing the ground floor accommodation is a large and practical utility room leading to a w/c. The property also benefits from underfloor heating throughout the ground floor.

Ascending to the first floor, you will find three bedrooms, two of which are generously sized double rooms. The front room features a large bay fronted window and a walk in wardrobe that could be converted to an en-suite. The modern bathroom suite includes a four piece suite comprising of a walk in shower, bath, low flush w/c and wash hand basin.

Outside, the property features hard standing for two cars at the front, with a gate providing access to the rear garden. The mature garden is a great space to enjoy the summer months in and has a large decking area, lawn space and planted borders.

In conclusion, this Forest Side semi-detached home offers a perfect blend of character and modern convenience, providing a comfortable and stylish living environment for its next residents. Perfectly suited for families or those seeking a tranquil retreat, this property is a rare find in a sought-after location in the school catchment for Mountfields Lodge and Sacred Heart. Viewing is highly recommended to fully appreciate the unique charm and beauty of this exceptional home.

## 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

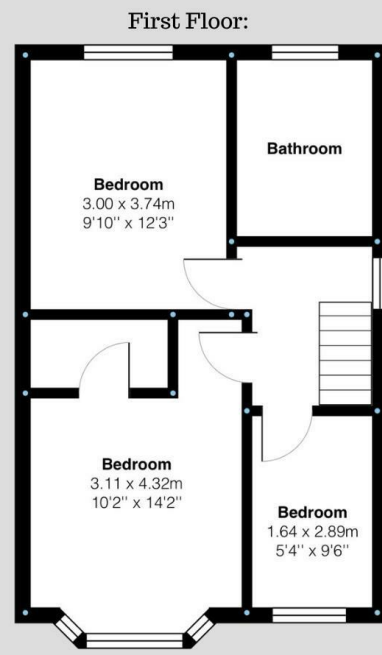
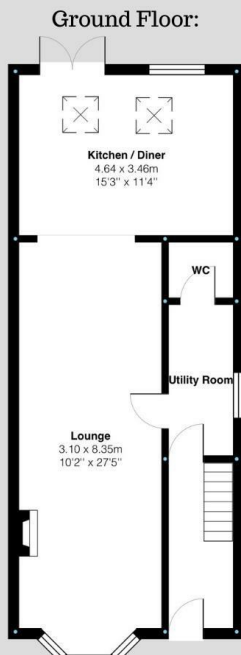
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5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders 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](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



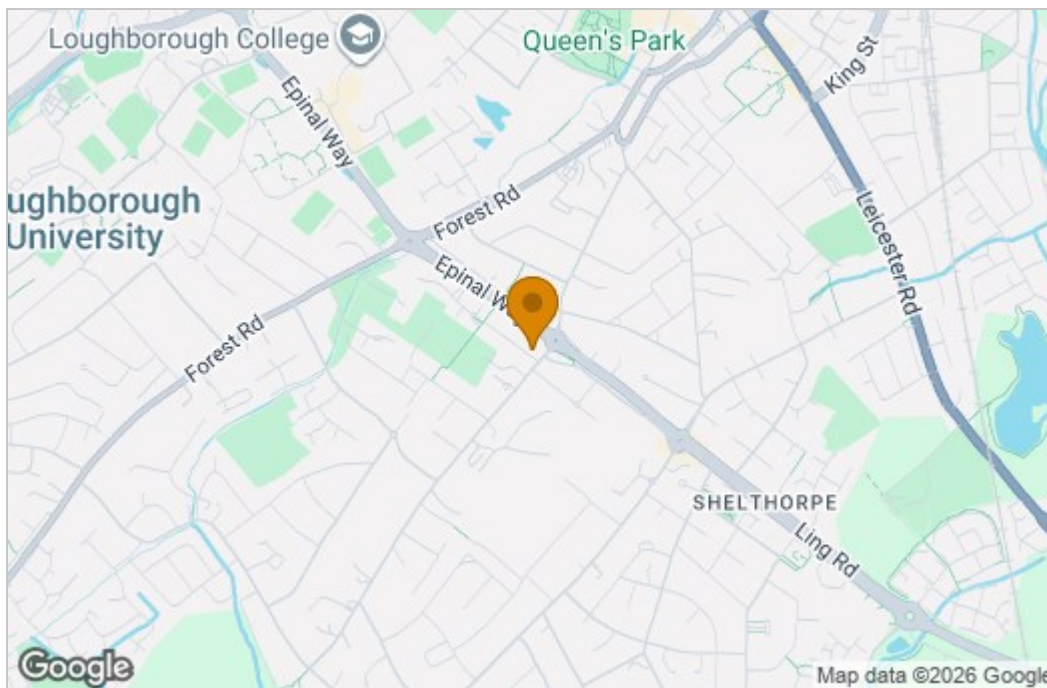
Woodlands Drive, Loughborough  
Internal Square Footage: Approx 1055 sq.ft

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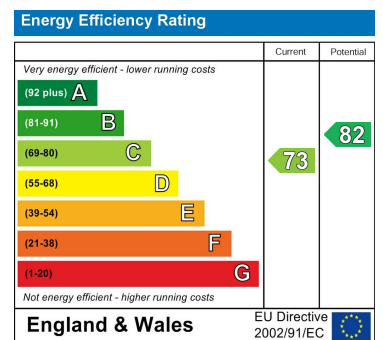
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## Area Map



## Energy Efficiency Graph



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