# Holders

A Modern Estate Agent










## 24 Holywell Drive, Loughborough, LE11 3JY

## Guide price £399,950

A spacious detached dormer bungalow occupying a generous plot, offered with no upward chain and providing four bedrooms, a generous sitting/dining room and versatile accommodation arranged over two floors. Externally, the property enjoys landscaped gardens to both front and rear, driveway parking and a detached brick-built garage, all conveniently positioned within easy reach of Loughborough's amenities.

**Summary**
Offered to the market with no upward chain, this detached dormer bungalow occupies a generous plot along the popular Holywell Drive in Loughborough. Offering versatile accommodation arranged over two floors, the property provides four bedrooms, spacious reception space and well-maintained gardens, making it an appealing opportunity for a variety of buyers.

The property is approached via a dwarf brick boundary wall, opening onto a landscaped frontage incorporating a tarmac driveway providing off-road parking, lawned sections and established mature shrubs. The front entrance door leads into a welcoming hallway, providing access to the ground floor accommodation, including a well-proportioned kitchen and two bedrooms, complemented by a family bathroom and additional shower room.

A particular feature of the home is the generous sitting and dining room, which enjoys pleasant views across the rear garden and benefits from doors opening directly onto the outside space, creating an excellent setting for both everyday living and entertaining.

To the first floor, the landing leads to two further bedrooms, together with a shower room, providing additional flexibility for family members or those requiring guest accommodation.

Externally, the property continues to impress with a well-sized rear garden, incorporating a paved patio seating area and lawn, offering plenty of space for outdoor relaxation and entertaining. A detached brick-built garage with an up-and-over door provides useful additional storage or secure vehicle accommodation.

Situated within easy reach of Loughborough's amenities, local schools and transport links, this versatile detached dormer bungalow offers generous accommodation and excellent potential, with the added benefit of being available with no upward chain.

**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.

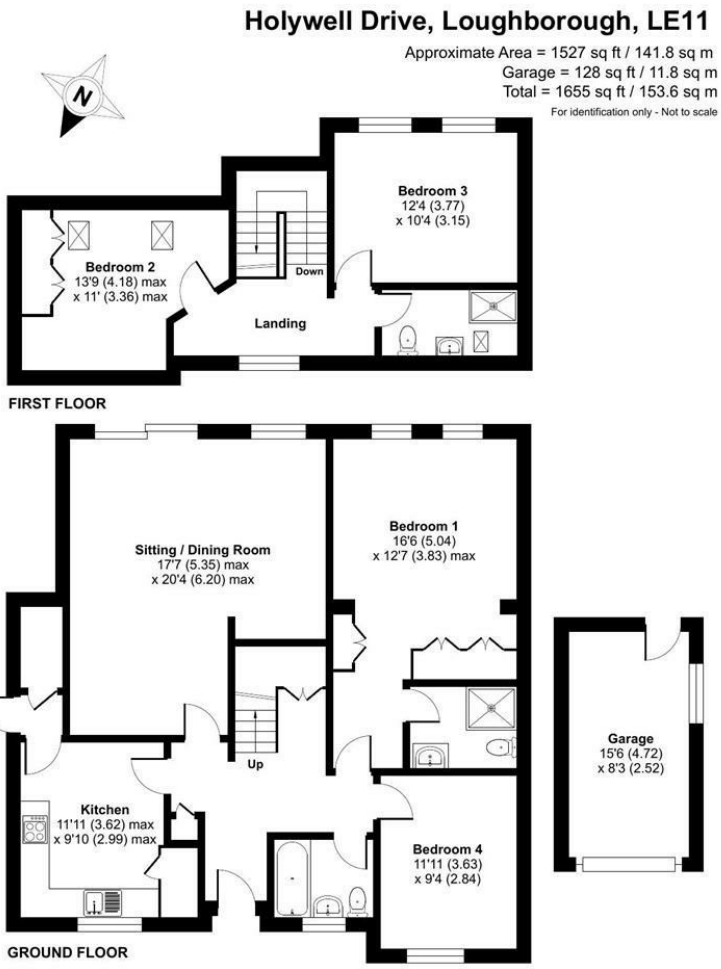
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.

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**Extra Information**
To check Internet and Mobile Availability please use the following link: 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

# Floor Plan

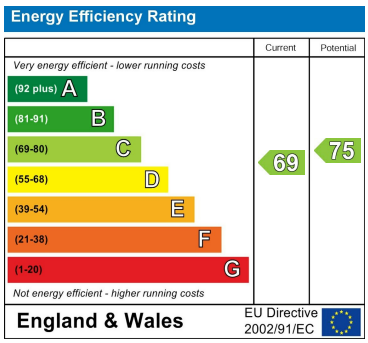



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Holders. REF: 1540712

## Area Map




## Energy Efficiency Graph




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