Holders

A Modern Estate Agent

66 Haines Drive, Loughborough, LE12 7YY

£367,500

A well-presented three-bedroom detached family home with a spacious dining kitchen, detached garage and beautifully maintained rear garden with patio, lawn and flower borders. Ideally situated in the popular village of Sileby, close to local amenities, schools and excellent transport links. The property comes complete with 6 years NHBC warranty remaining.

Summary
Situated within a popular residential area of Sileby, this attractive detached family home offers well-balanced accommodation extending to approximately 1,100 sq ft, complemented by a detached garage, private rear garden and a practical layout ideally suited to modern family living. Conveniently positioned for local amenities, well-regarded schools and excellent transport links, the property presents an excellent opportunity for buyers seeking a home they can move straight into.

The property is approached via a tarmac driveway providing off-road parking, with a neatly maintained shrubbed frontage and a detached single garage positioned to the side. Entering the home, the welcoming hallway provides access to a useful ground floor WC and a useful storage cupboard. The spacious living room enjoys a pleasant outlook to the front and offers a comfortable setting for relaxing, while to the rear, the impressive full-width kitchen provides an excellent range of fitted units with ample space for dining, creating a sociable hub for everyday family life and entertaining. Double doors open directly onto the rear garden, allowing the indoor and outdoor spaces to flow seamlessly during the warmer months.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, a further double bedroom and a comfortable single bedroom that would also make an ideal nursery or home office. The family shower room is fitted with a modern suite complemented by attractive tiled surrounds, while an additional separate cloakroom with WC adds further practicality for busy households.

Outside, the rear garden has been thoughtfully designed to provide an enjoyable outdoor space, featuring a patio seating area perfect for al fresco dining, an established lawn and colourful flower borders creating an attractive backdrop throughout the seasons as well as outdoor electrics.

Located in the ever-popular village of Sileby, the property enjoys easy access to a range of local shops, cafés, schools and everyday amenities, together with regular rail services to Leicester, Loughborough and Nottingham, making it an excellent choice for commuters and families alike.

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.

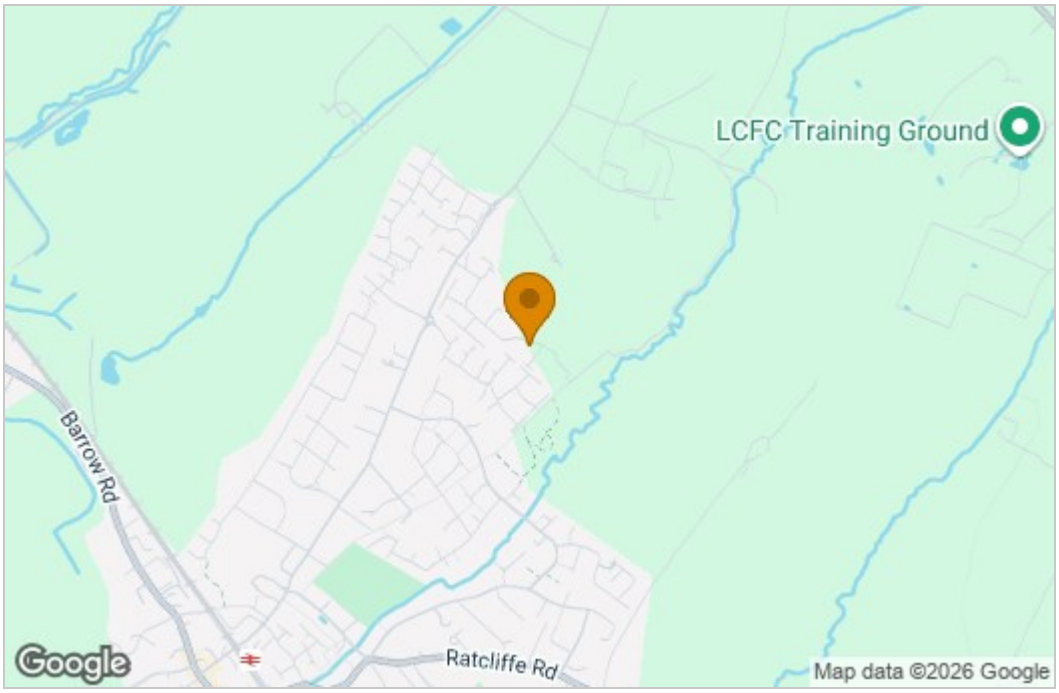
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

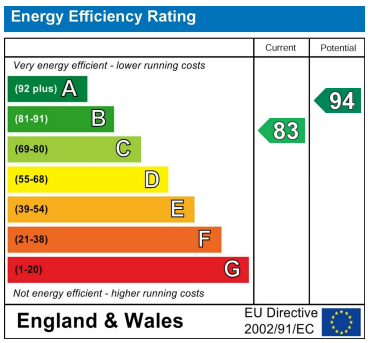
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Area Map



Energy Efficiency Graph



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