

# Holders

A Modern Estate Agent



**3 Coltman Drive, Loughborough, LE11 1FP**

**£245,000**

Holders Estate Agents are delighted to bring to market this spacious and exceptionally well presented three bedroom semi detached home in Loughborough. In brief the property offers a fully fitted kitchen/diner, downstairs w.c., lounge, three bedrooms and family bathroom. Outside you find a generously sized garden and off road parking for up to four vehicles. This modern development enjoys canal/countryside walks just a stones throw away and yet it is within easy reach of the town centre, main line train station and local shops & amenities.

## **Summary**

Upon entry to the property via the front door you arrive in the spacious Kitchen/Diner, the Kitchen area is fitted with an array of modern base and eye level units with countertops above. It also benefits from an inset sink drainer, integrated oven and hob, integrated dishwasher, integrated fridge/freezer, door to w.c. and door through to the lounge. There is sufficient space for a dining set and there is a useful under the stairs storage cupboard.

The Lounge provides a great space to relax and enjoy and is complete with double french patio doors leading onto the rear garden.

Completing the ground floor accommodation is the w.c., fitted with a two piece suite comprising low flush w.c. and pedestal wash hand basin.

Ascend onto the first floor and you will find three well sized bedrooms, two of which have fitted wardrobes and are double rooms. Completing the upstairs is the family bathroom. There is also loft access from the landing and a useful storage cupboard.

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

To the outside there is off road parking for up to four vehicles. The rear garden is complete with a patio area, lawn space, side gated access with space for a shed - making it all a great space to enjoy the summer months in!

## **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

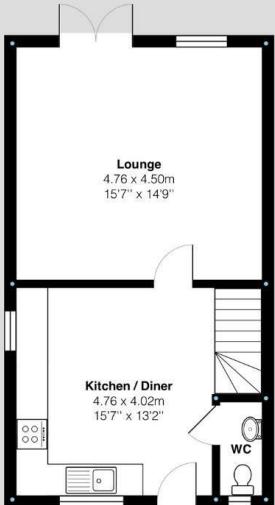
these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## **Extra Information**

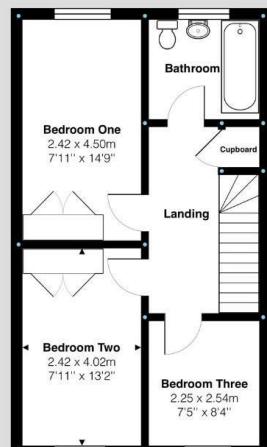
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## Floor Plan

Ground Floor:



First Floor:



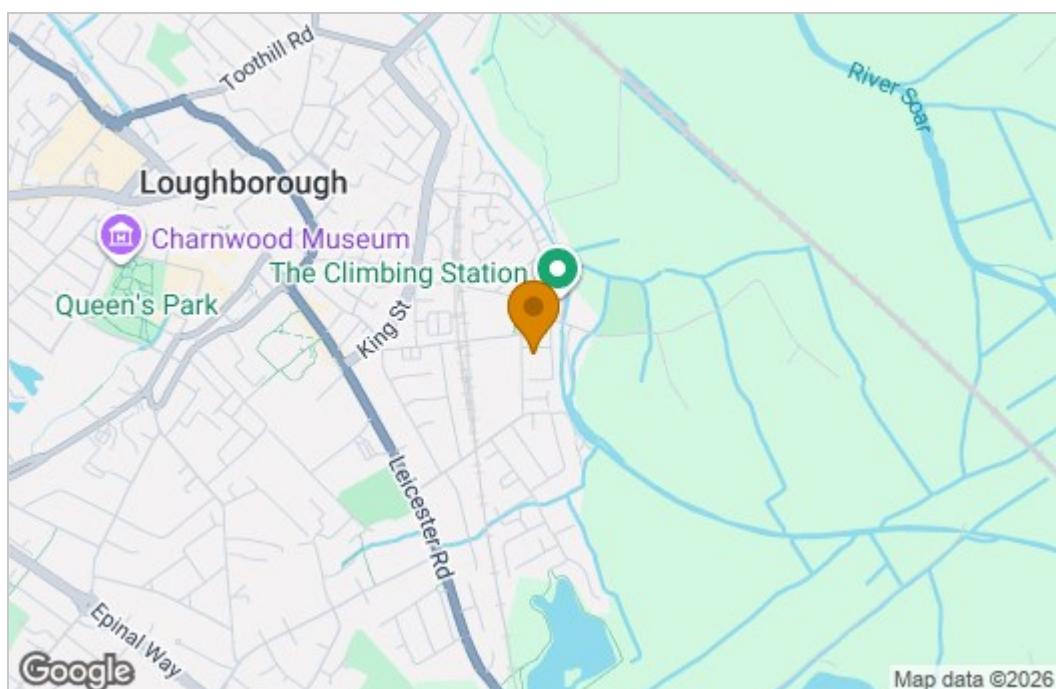
Coltman Drive, Loughborough  
Internal Square Footage: Approx 882 sq.ft

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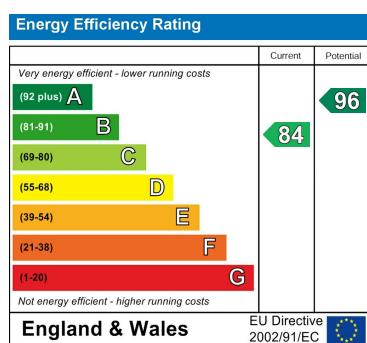
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## Area Map



## Energy Efficiency Graph



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