Holders

A Modern Estate Agent

37 Pitsford Drive, Loughborough, LE11 4NY

Offers over £375,000

Holders Estate Agents are delighted to bring to market with NO UPWARD CHAIN, this spacious four-bedroom detached home occupying a generous plot with private established gardens to the front, side and rear, along with a detached double garage. The property is presented well for the new owner to make their own mark on it and it offers versatile family accommodation including multiple reception rooms, a conservatory, breakfast kitchen and en suite to the principal bedroom.

Summary
Situated on a generous plot within a highly popular residential location, this substantial four-bedroom detached family home offers excellent potential and is offered to the market with no upward chain. Occupying a well-established position with gardens to the front, side and rear, the property benefits from a particularly private and mature rear garden along with a detached double garage, making it an ideal opportunity for growing families seeking space both inside and out with scope to extend the accommodation further subject to the necessary planning consents.

The accommodation is spacious and versatile throughout, comprising an entrance hall, a through lounge filled with natural light, separate dining room/study, conservatory, breakfast kitchen, utility room and ground floor W.C. The layout provides excellent scope for modernisation and personalisation while remaining perfectly liveable in its current condition.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en suite facilities, alongside a family bathroom serving the remaining bedrooms.

Externally, the property enjoys attractive established gardens which wrap around the home, creating a wonderful sense of privacy and outdoor space rarely found in homes these days. The rear garden is particularly secluded and well stocked, offering an ideal setting for relaxing and entertaining, while the detached double garage and driveway provide ample off-road parking.

Properties in this location and of this size rarely remain available for long, particularly those offering such outstanding potential on a plot of this nature.

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.

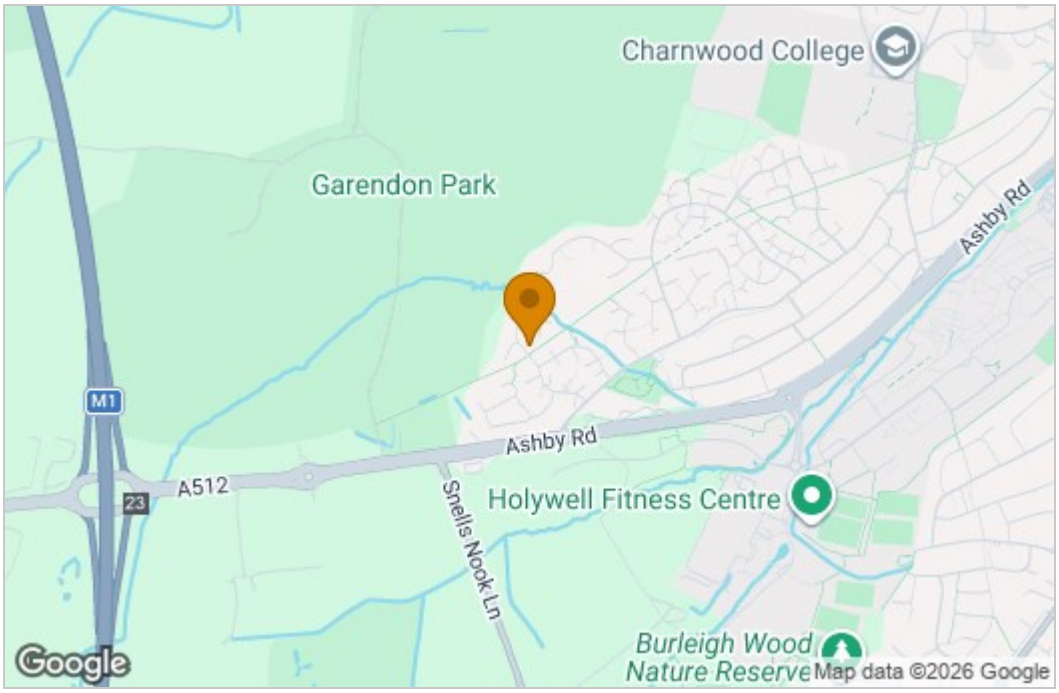
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

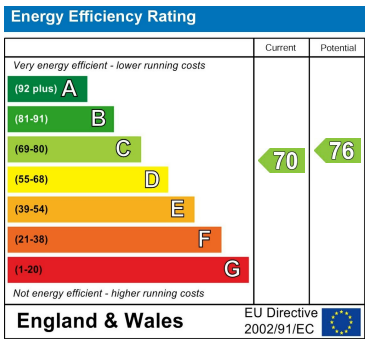
Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Area Map



Energy Efficiency Graph



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