Holders

A Modern Estate Agent









20 Patterdale Drive, Loughborough, LE11 3RT

£260,000

A skillfully extended and impressively spacious three-bedroom residence, thoughtfully modernised and renovated throughout, occupying a sought-after position on the Forest side of town within a quiet and popular cul-de-sac. The property also benefits from being located within the highly regarded Holywell School catchment area, making it particularly appealing to families.

Summary

This attractive home is fitted with PVC double glazing and gas-fired central heating, offering both comfort and energy efficiency. The well-planned accommodation briefly comprises a welcoming storm porch leading into a bright entrance hallway, a convenient ground-floor cloakroom, and a generously proportioned lounge featuring double French doors that open into a separate formal dining room. From here, elegant concertina half-glazed solid doors lead through to a versatile sitting room or playroom, which in turn enjoys double French doors opening directly onto the rear gardens, creating an excellent flow of natural light and indoor-outdoor living.

The property boasts a fitted kitchen, stylishly finished and equipped with a range of integrated appliances, ample storage, and practical work surfaces, ideal for modern family life and entertaining.

To the first floor there are three well-sized bedrooms, including a spacious principal bedroom complete with built-in wardrobes. The extended family bathroom is attractively appointed with a contemporary four-piece suite, featuring a bath, separate shower cubicle, wash basin, and WC.

Externally, the property continues to impress. To the front, a driveway provides off-road parking and overlooks an attractive open green area, enhancing the sense of space and outlook. The driveway extends to an exceptionally large garage, offering excellent storage or workshop potential. To the rear, the privately enclosed gardens are well maintained and thoughtfully arranged, featuring a paved patio area ideal for outdoor dining, neatly kept lawns, and screened fencing that provides a high degree of privacy and security. Overall, this is a beautifully presented and versatile family home in a desirable residential location.

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.

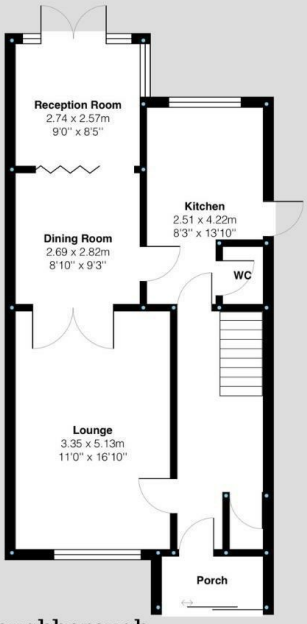
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Extra Information

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

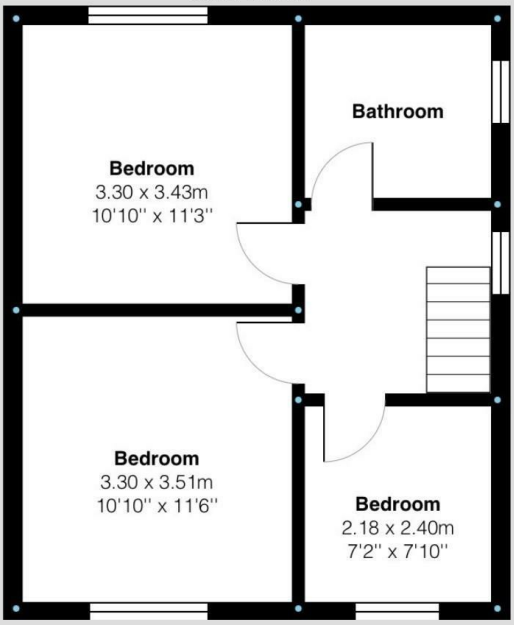
Ground Floor:



Patterdale Drive, Loughborough
Internal Square Footage: Approx 1012 sq.ft

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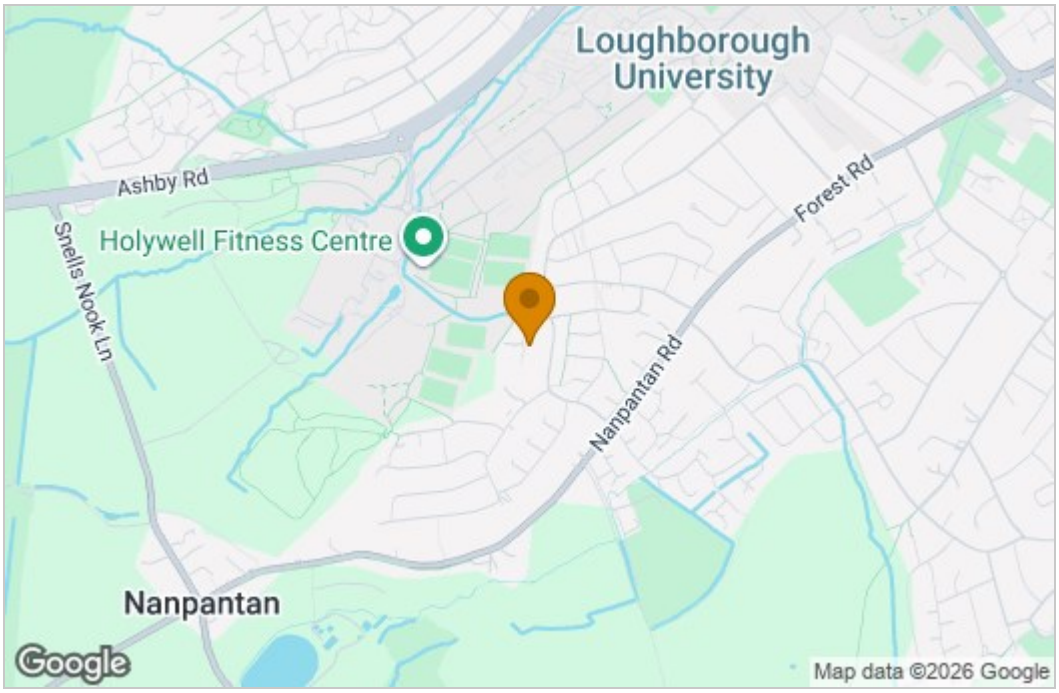
First Floor:



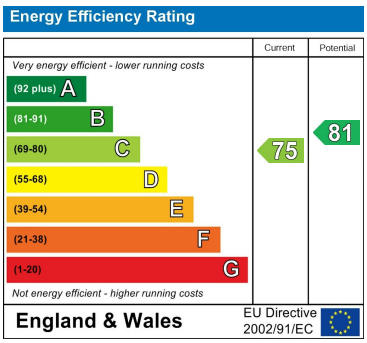
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Area Map



Energy Efficiency Graph



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