



**51 HOLT DRIVE, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 3HZ**



**PRICE: £210,000**

Set in this popular road within Loughborough, enjoying views over to the community grounds. This three bedroom semi-detached property is an ideal family home. The accommodation itself comprises of an entrance hall with under stairs cupboard, lounge through to dining room, lounge with double doors through to dining room and fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a lawn and wide walkway to the front and leads to an asbestos garage to the side and a long lawned garden to the rear. Energy rating of E.

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**Residential Sales**

## ACCOMMODATION:

### GROUND FLOOR

**ENTRANCE HALL:** Front entrance door, window to side elevation with coloured leaded lights, single panelled radiator. Under stairs cupboard with window to side elevation.

**LOUNGE:** 14'1" (into bay) (4.30m) x 11'5" (max) (3.48m). UPVC double-glazed walk in bay window to the front elevation. Television point, telephone point, single panelled radiator and opening to;

**DINING ROOM:** 11'9" (3.59m) x 11'5" (max) (3.48m). UPVC double-glazed door and two matching windows to the rear elevation. Single panelled radiator.

**KITCHEN:** 14'6" (4.42m) x 5'9" (1.76m). Range of base storage units with working surfaces, inset sink unit and tiled splash backs. Tiled floor, cooker space, plumbing for washing machine and wall mounted central heating boiler with time control unit. Cupboard housing the gas meter. UPVC double-glazed door provides access to the rear of the property.

**FIRST FLOOR LANDING:** Staircase from the hallway, UPVC double-glazed window to the side elevation. Loft access.

**BEDROOM 1:** 14'6" (into bay) (4.43m) x 11'4" (max) (3.46m). UPVC double-glazed walk in bay window to the front elevation. Single panelled radiator.

**BEDROOM 2:** 11'9" (3.59m) x 11'3" (3.36m). Built in wardrobe, airing cupboard housing a hot water cylinder. UPVC double-glazed window to the rear elevation. Single panelled radiator.

**BEDROOM 3:** 6'11" (2.12m) x 5'11" (1.81m). UPVC double-glazed window to the front elevation. Single panelled radiator.

**BATHROOM:** Fitted with three piece suite comprising; Bath, pedestal wash hand basin, low flush W.C, partial wall tiling, single panelled radiator. UPVC double-glazed window to the rear elevation.

**OUTSIDE:** To the front, there is a lawned area with wide walkway leading down to the side of the property, which leads to an asbestos garage (which is in poor state of repair). The rest of the garden is of good length and is mainly laid to lawn.



**DIRECTION NOTE:** From our offices, proceed in a southerly direction on the A6 Leicester Road and at the traffic lights turn right onto Southfield Road, following the road around to the right and onto the left onto Forest Road. Continue on Forest Road and take the third exit at the traffic island junction with Epinal Way onto Forest Road. Take the first left hand turn onto Holt Drive, following the road along and at the centre lawn area, turn left and follow the road around to the right where number 51 can be located on the left hand side.

**SERVICES:** All services are connected. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION:** We understand the property to be freehold and vacant possession will be given upon completion of the sale.

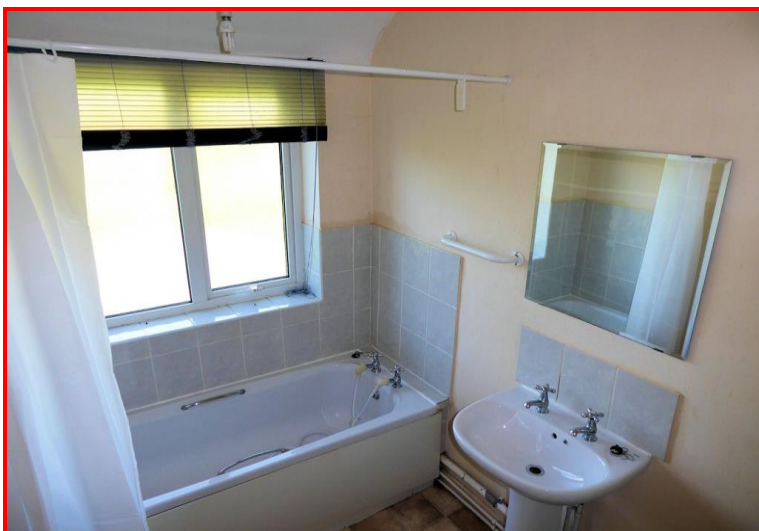
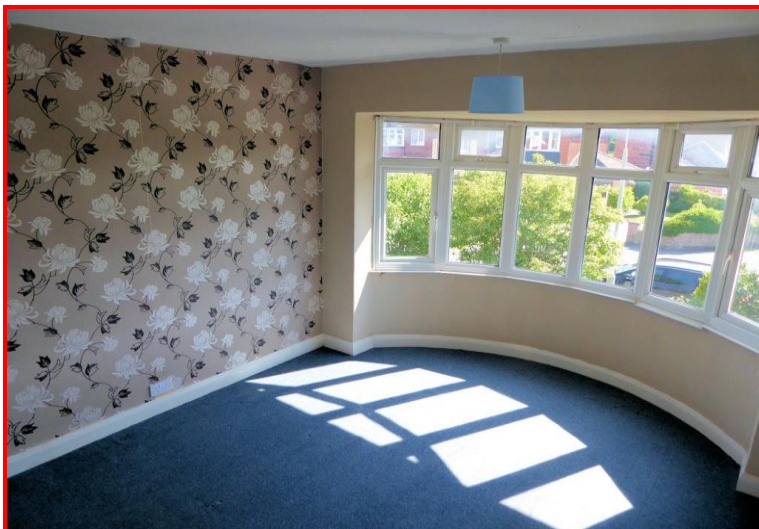
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

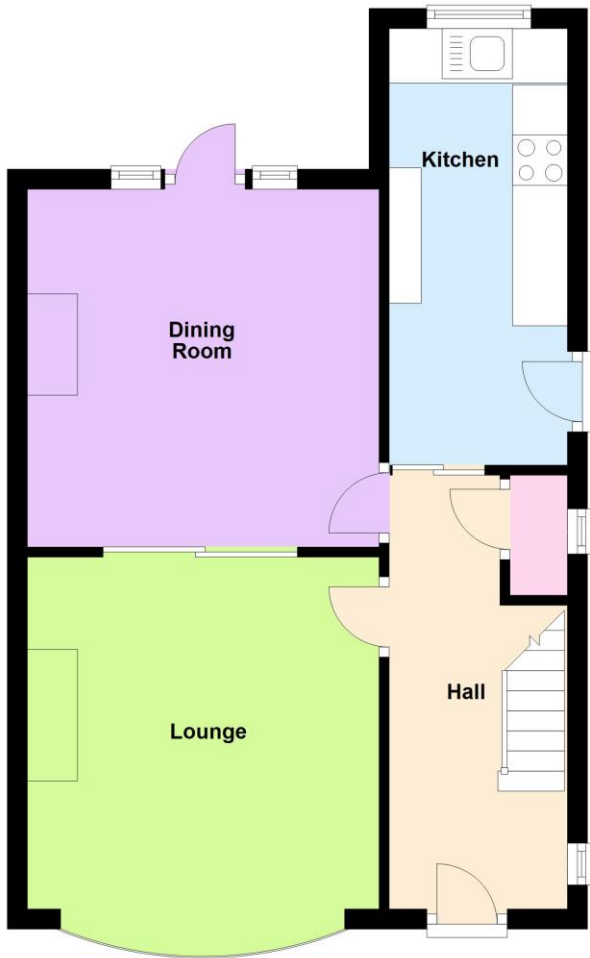
**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

**VIEWING:** Strictly by prior appointment through ourselves.

**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 14/05/2019. We are members of The Property Ombudsman scheme.



**Ground Floor**



**First Floor**

