



63 Holywell Drive, Loughborough, Leicestershire, LE113JX

MOORE  
& YORK



### Property at a glance:

- Recently Refurbished Detached Family Home
- Open plan Living Accommodation
- Ample Parking & Garage
- Walking Distance University/College Campuses
- Sought After Location
- Newly Fitted Bathroom & Kitchen
- Newly Fitted Central Heating & Double Glazing
- Gardens Front and Rear
- Internal Viewing essential

Offers in Excess of £340,000

Freehold



Beautifully presented recently refurbished detached family home situated in this highly sought after location close to the popular Holywell primary school and within walking distance of the University/College campuses and a short drive from the facilities of Loughborough Town Centre. The property has undergone a scheme of improvements with great care and attention to maximise energy efficiency to include newly fitted double glazing throughout, kitchen with integrated appliances, luxury bathroom, full central heating system, re-wiring, stylish flooring throughout, skirting boards, redecoration and enhanced insulation, and the well planned centrally heated, cavity wall insulated and double glazed accommodation briefly comprises entrance hall, lounge/dining room with open plan aspect to kitchen/breakfast room with integrated appliances and to the first floor three bedrooms and bathroom. This lovely home stands with gardens to front and rear providing potential for further development(STP) with ample parking to side leading to detached garage. The property would ideally suit the young and growing family and an internal inspection is essential to appreciate the improvements carried out

### AREA INFORMATION

Loughborough is well known for its convenience of access to the East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest with its many scenic country walks and golf courses and the M1/M42 motorway network for travel north, south and west.

Loughborough also offers a fine range of amenities to include excellent shopping, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to

### ENTRANCE HALL

2.36m x 3.32m (7' 9" x 10' 11") With useful under-stairs cloaks/store which extends below the staircase, radiator, stairs leading to first floor accommodation, marble effect laminated flooring UPVC sealed double glazed picture window.

### THROUGH LOUNGE/DINING ROOM

5.93m x 3.38m (19' 5" x 11' 1") Having a dual aspect UPVC sealed windows to front and rear, TV point, inset spotlights, marble effect laminated flooring, UPVC sealed double glazed patio door providing natural light leading to rear garden, open plan aspect to





## KITCHEN/BREAKFAST ROOM

15' 6" x 8' 10" (4.72m x 2.69m) Re-designed to increase space comprising enamel sink unit with cupboards under and mixer tap over, matching range of soft close base units with granite work surfaces over with matching upturn, and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in Zanussi oven/grill and four piece gas hob with extractor fan over set in display hood with matching splash back, integrated dishwasher, breakfast bar island, UPVC sealed double glazed window and door to side aspect, utility storage recess with plumbing for washing machine and tumble dryer space, wall mounted gas boiler, Italian style tiled flooring.

## FIRST FLOOR LANDING

3.26m x 4.47m (10' 8" x 14' 8") Accessed via a turning staircase with two quarter landings and having a large UPVC sealed double glazed window within the stairwell allowing lots of natural light to the space, recess with potential for storage or study space. Access to loft space with 300mm insulation.

## MASTER BEDROOM

3.55m x 3.29m (11' 8" x 10' 10") Radiator, UPVC sealed double glazed window, wardrobe recess with free standing wardrobe.

## BEDROOM TWO

2.81m x 2.65m (9' 3" x 8' 8") UPVC sealed double glazed window, radiator, wardrobe recess.

## BEDROOM THREE

3.29m x 2.25m (10' 10" x 7' 5") UPVC sealed double glazed window, radiator

## BATHROOM

2.12m x 1.91m (6' 11" x 6' 3") With a three piece suite comprising panelled bath with natural rainwater shower over, vanity sink set in bathroom unit incorporating low level WC, inset spotlights, heated towel rail, UPVC sealed double glazed window, Italian style tiled flooring and walls

## FRONT GARDEN

The property occupies a good sized plot with the frontage being mainly laid to lawn with a driveway to the left hand side of the property which leads to the garage and garden beyond. There is decorative walling and well stocked beds bordering the lawn and an additional access to the right hand side also leads to the rear garden. A canopy porch to the front leads internally via an aluminium glazed door to:

## REAR GARDEN

The garden is laid in the main to a flat and level lawn with a mixture of fencing and hedging to the boundaries and space for a greenhouse. To the rear left hand corner of the plot, behind the garage is an additional garden store and space for a substantial timber shed or other garden outbuilding.

## GARAGE

5m x 2.6m (16' 5" x 8' 6") The property's paved driveway continues to the left hand side of the plot leading to the single garage which has access door to side and timber opening doors to front.









## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## SERVICES

All main services are understood to be available. Central heating is gas-fired with a brand new boiler and radiators with warranty, fully re-wired with LED energy efficient lighting throughout, windows are newly fitted UPVC double glazed.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.



## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## TENURE

Freehold

## EPC RATING

Charnwood C

## COUNCIL TAX BAND

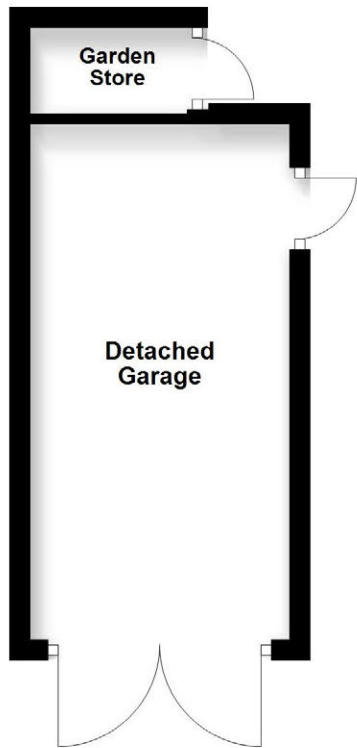
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## IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose

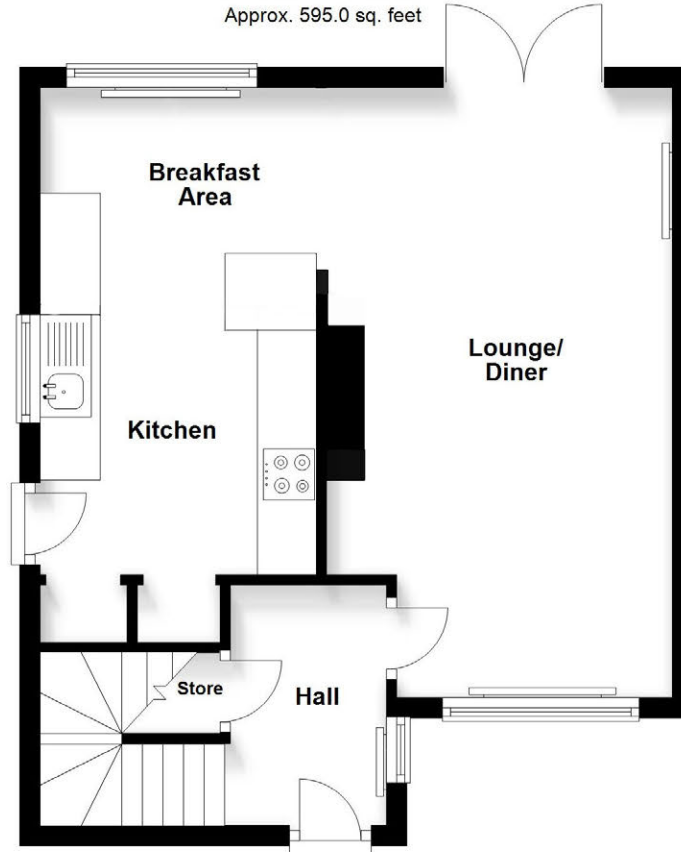






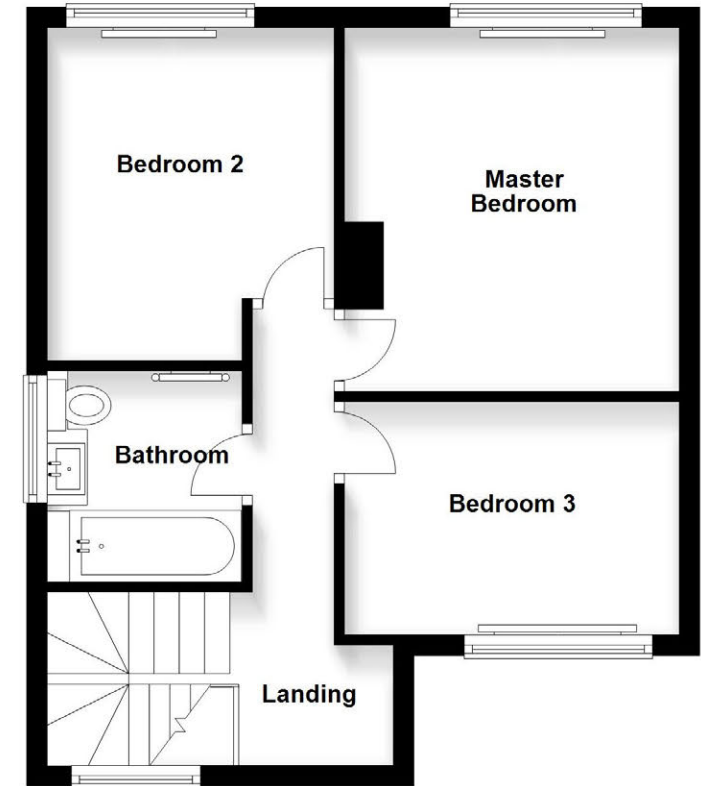
### Ground Floor

Approx. 595.0 sq. feet



### First Floor

Approx. 442.2 sq. feet



Total area: approx. 1037.3 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "€" if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

