



## 1 Derwent Drive, Loughborough

£300,000 Freehold

Absolutely stunning! Completely overhauled throughout, this exceptional three-bedroom home on Derwent Drive impresses in every aspect.

Absolutely stunning! Completely overhauled throughout, this exceptional three-bedroom home on Derwent Drive impresses in every aspect.

The property is initially formed of a large entrance hallway, brightened by the intelligent use of through-glazing, whilst also benefitting from excellent fitted white timber-effect flooring to reflect that fantastic natural light. The hallway provides access to both the lounge and the open-plan kitchen/dining space. These two rooms are again interconnected, this time by internal French doors, ensuring that the space can be easily adapted to suit a wide variety of uses. The kitchen itself has been tastefully re-fitted, with an integrated oven and gas hob, as well as copper-toned accents to the fixtures. The dining space is large enough to house a sizeable table, and is served by fabulous exterior-grade French doors opening to the rear patio. The living room is again charming, benefitting from a bay window, as well as upgraded modern radiators.

The home's upper floor is formed of three sizeable bedrooms, with the master and second both capable of comfortably housing king-size beds, with space remaining for furniture. Additionally, the master and third bedrooms both feature roomy built-in wardrobes, ideal for storage. The third bedroom acts as an ideal housing for guests, or could be an exceptional office. The property's accommodation is completed by the family bathroom, equipped with a freestanding bathtub, tasteful tiling and a vintage-style sink.

Externally, the home is served by a lengthy driveway to the front, as well as a sectioned area ideal for planting. The low-maintenance rear garden is a true highlight of the home, with a well maintained patio, paving around the lawn and a handy rear garage, ripe for conversion into an ancillary building.

Derwent Drive is superbly located, with easy access to Loughborough town centre, as well as the university. Holywell School is nearby, as is the nearest bus stop, which is at the end of the road.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.



**Entrance hall**

**Living room**

13' 7" x 11' 0" (4.13m x 3.35m)

**Dining room**

13' 8" x 10' 11" (4.16m x 3.34m)

**Kitchen**

13' 7" x 7' 0" (4.14m x 2.14m)

**Landing**

**Bedroom one**

13' 7" x 10' 11" (4.13m x 3.34m)

**Bedroom two**

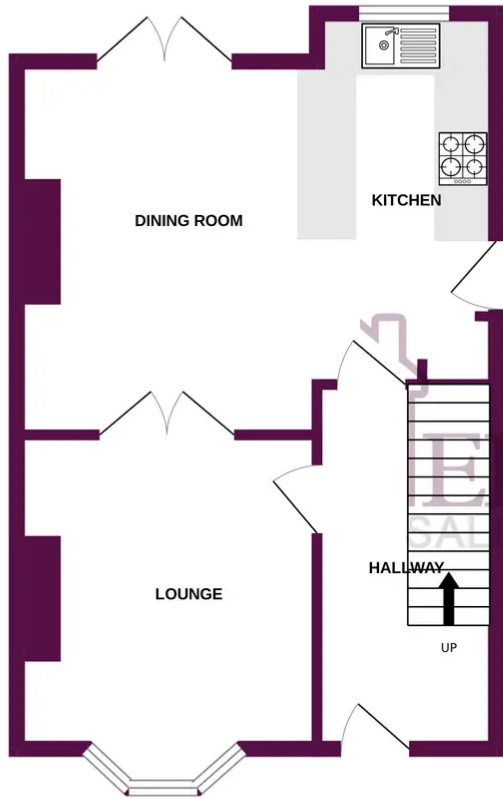
13' 0" x 10' 6" (3.96m x 3.20m)

**Bedroom three**

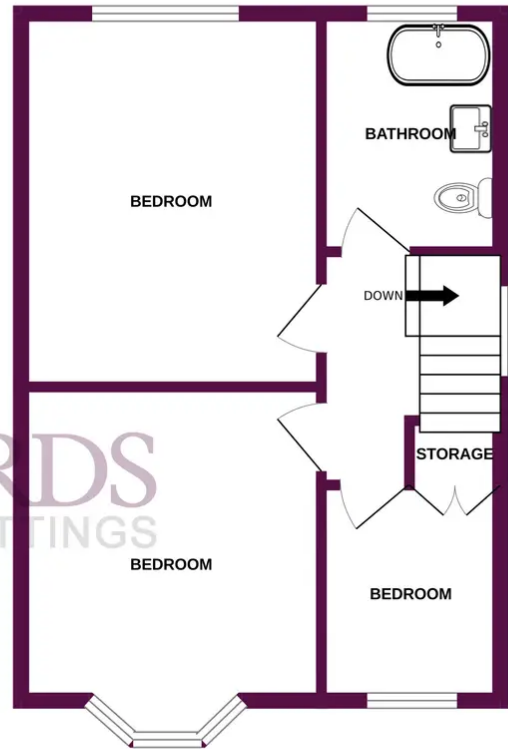
7' 11" x 7' 1" (2.41m x 2.16m)

**Family bathroom**

GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024