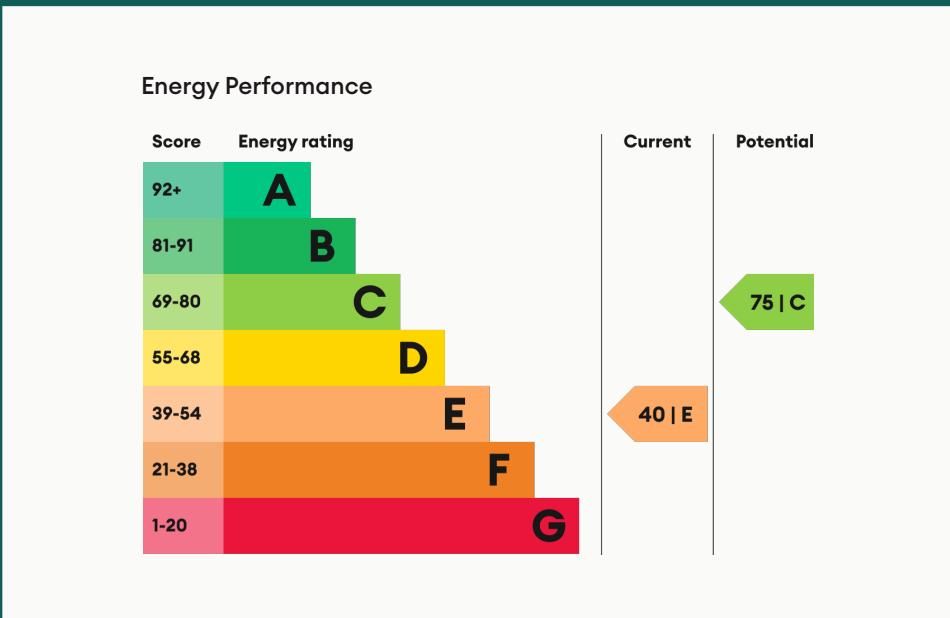




# *Holt Drive*

Loughborough

3 Bed Semi-Detached House • LE11 3HZ • £1,300 pcm • £1,500 Deposit



## Holt Drive, Loughborough

A 1930s, bay fronted, semi-detached house. Situated in the popular area between Forest and Beacon road, just a short walk to the university. Well proportioned with three reception rooms, three bedrooms as well as a separate utility room and down stairs convenience. The property is in the catchment areas for both Mountfields Lodge and Sacred Heart primary schools.

### Kitchen 4.6m (15'1) x 3.5m (11'6)

A well arranged kitchen complete with all the appliance you'll need.

### Utility room 2.4m (7'10) x 1.4m (4'7)

A separate room for laundry complete with washing machine.

### Downstairs toilet 2.4m (7'10) x .9m (2'11)

A downstairs toilet situated off the utility room.

### Lounge 4.1m (13'5) x 3.7m (12'2)

The large bay window keeps this room a bright and welcoming space.

### Sitting Room 4.2m (13'9) x 3.7m (12'2)

Open plan to the dining room makes this a great family space.

### Dining Room 3.7m (12'2) x 3m (9'10)

With patio doors to the garden this room is enough for most families.

### Master Bedroom 4.2m (13'9) x 3.6m (11'10)

A well proportioned double bedroom overlooking the rear garden. An airing cupboard provides additional storage space.

### Bedroom two 4.1m (13'5) x 3.6m (11'10)

A large double bedroom with a substantial bay window overlooking the front of the property.

### Study room 3m (9'10) x 2.3m (7'7)

A smaller room that would make a great child's bedroom or study. An oriel window provides plenty of light.

### Bathroom 3m (9'10) x 2.3m (7'7)

A beautiful three piece bathroom suite with shower over the bath and heated towel rail. Situated on the first floor.

### Parking

On drive parking for a car with further space available in the garage and on road without restriction.

### Heating

Gas fired central heating.

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Living room



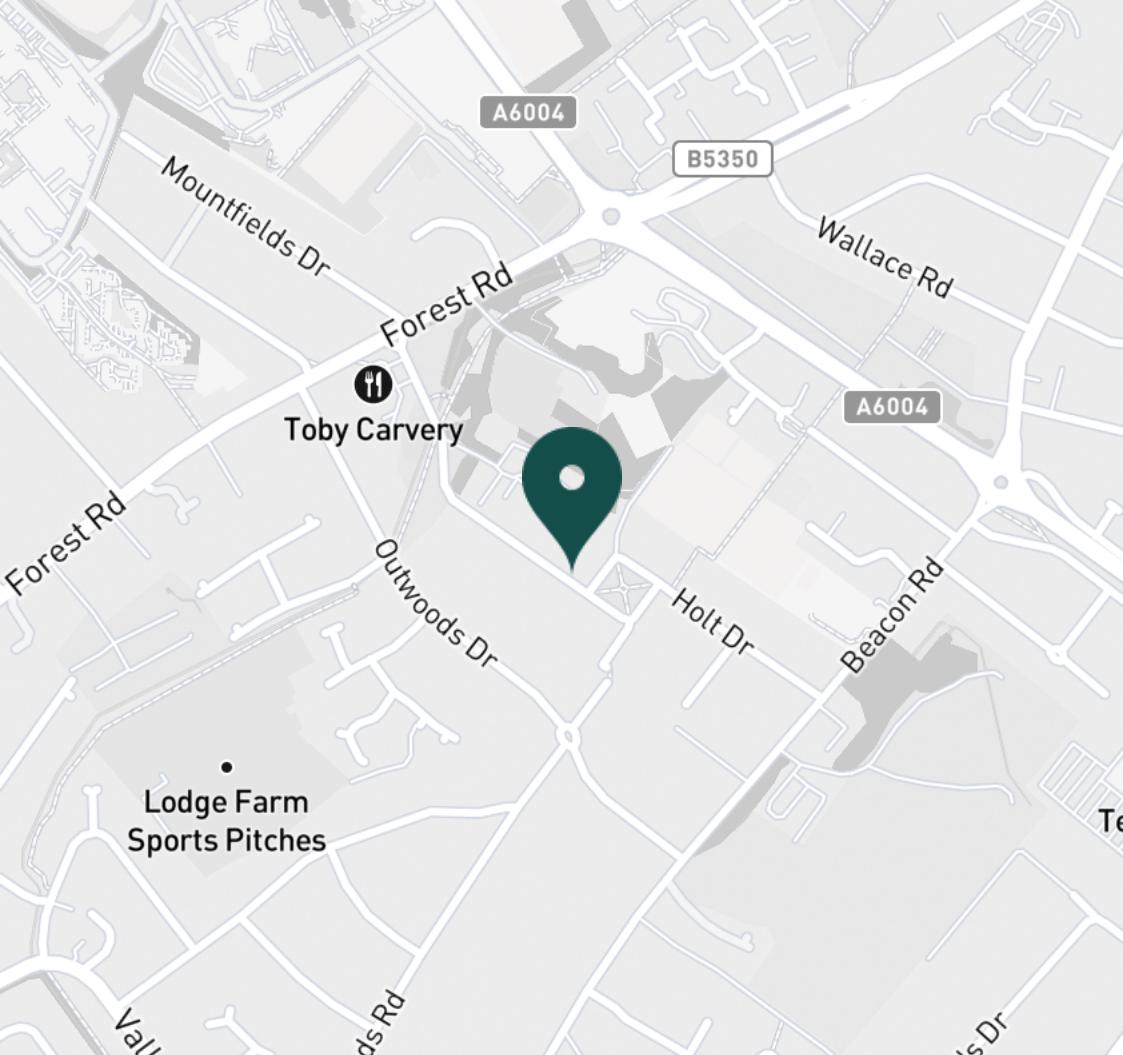
Living room



Living room



Dining room



# Discover Loughborough

## SUPERMARKETS

Tesco Extra Loughborough	1.0 mi
Co-op Food Knightthorpe Rd	1.4 mi
Sainsburys Loughborough	1.4 mi
Tesco Superstore Loughborough	1.5 mi
Marks & Spender	1.6 mi

## GYMS

Radmoor Centre	0.8 mi
Loughborough University Pool	0.9 mi
Loughborough Sport	1.0 mi
Fit4Less	1.1 mi
Dynamite Gym Ltd	1.2 mi

## TRAIN STATIONS

Loughborough	2.1 mi
Barrow upon Soar	3.8 mi
Sileby	5.6 mi
Syston	10.5 mi
South Wigston	10.8 mi

## NURSERY SCHOOLS

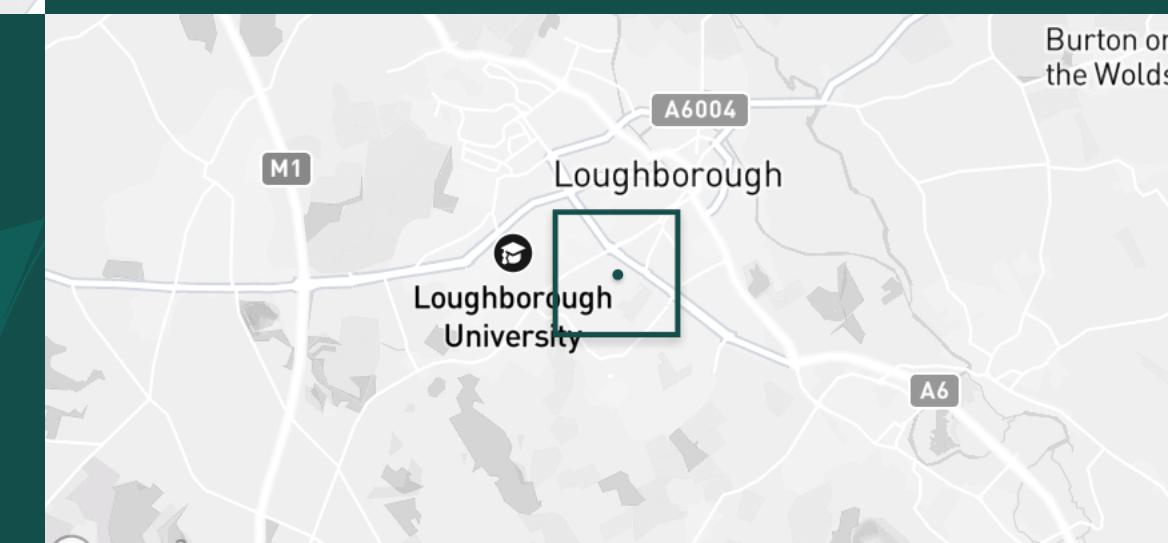
Parkside PS	0.6 mi
Emmanuel PS	0.7 mi
Westwards Nursery	1.0 mi
Shelthorpe Childrens Centre	1.0 mi
Loughborough Campus Nursery	1.0 mi

## PRIMARY SCHOOLS

Mountfields Lodge Sch	0.3 mi
Sacred Heart Catholic PS	0.4 mi
Our Lady's Convent Sch	1.0 mi
Beacon Primary Academy	1.0 mi
Holywell PS	1.3 mi

## HIGH SCHOOLS

Loughborough College	0.8 mi
Lboro Uni School Of The Arts	0.8 mi
Our Lady's Convent Sch	1.0 mi
Woodbrook Vale	1.1 mi
RNIB College Loughborough	1.7 mi





Dining room



Lounge



Lounge



Lounge



Kitchen



Kitchen



Utility room



Toilet



Entrance hall



Entrance hall



Master bedroom



Master bedroom



Master bedroom



Bedroom Two



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



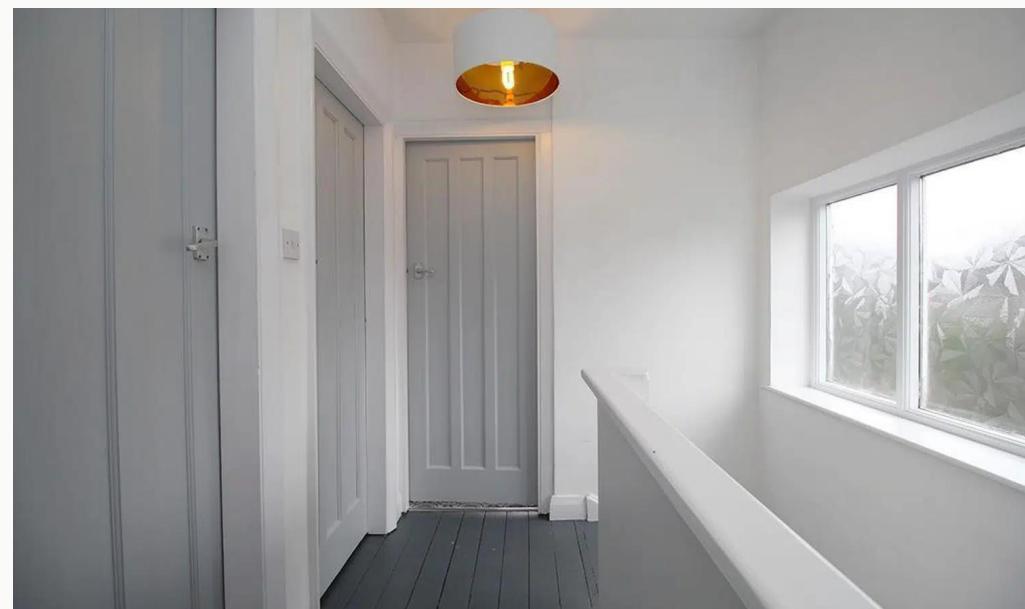
Bathroom



Bathroom



Bathroom



Landing

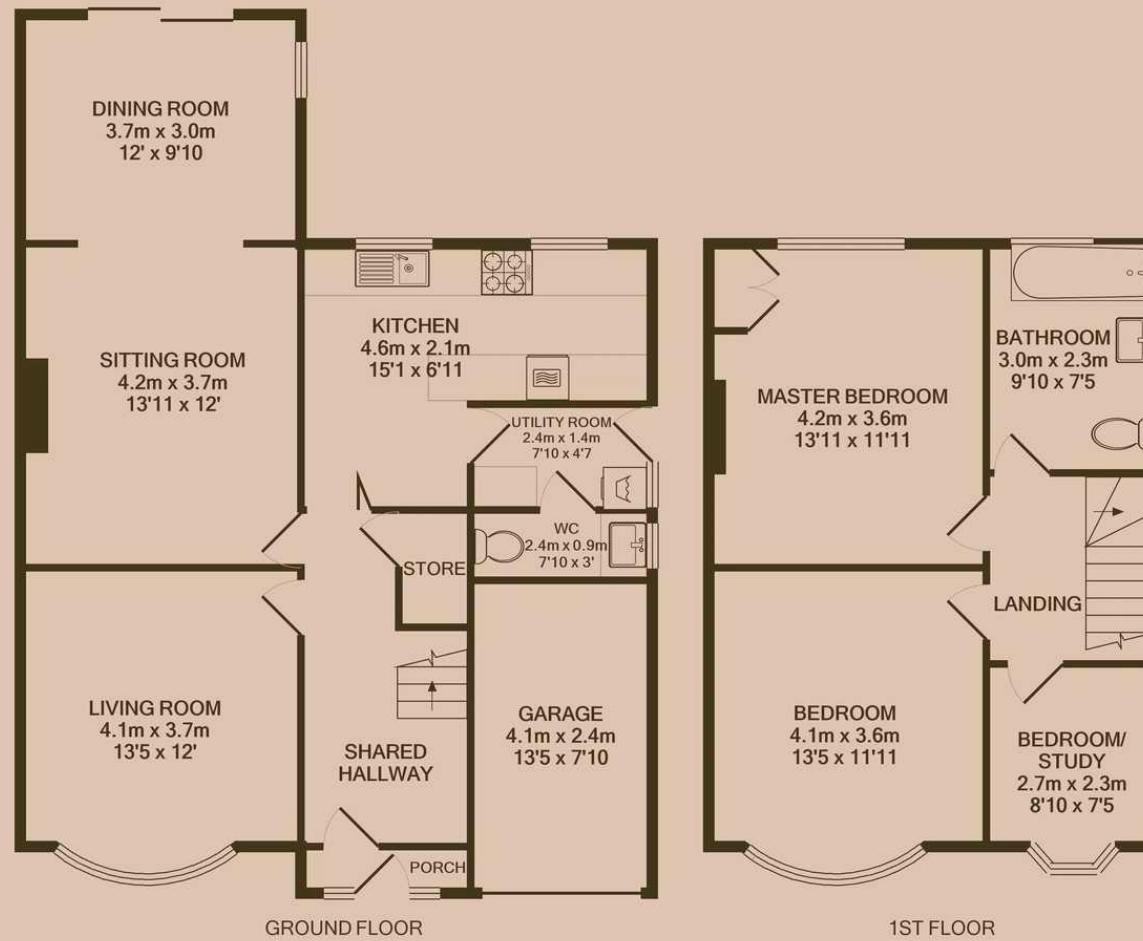


Garden



Garden

<b>Available</b> From 23/12/2025	<b>Comes</b> Part Furnished	<b>Bedrooms</b> 3	<b>Receptions</b> 3	<b>Bathrooms</b> 1	<b>Parking</b> Driveway	<b>Postcode</b> LE11 3HZ
<b>Rent</b> £1,300 pcm	<b>Deposit</b> £1,500	<b>EPC</b> 40   E	<b>Council Tax Band</b> D	<b>ID</b> #1815	<b>Updated</b> 17/12/2025	



# *Have a property like this? Let's work together.*

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



## OUR OFFICE

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# Hunleys

