

# Holders

A Modern Estate Agent



23 Paterson Place, Loughborough, LE12 9RU

£235,000

A great opportunity to acquire this 3-bedroom property in Shepshed. Well-presented rooms feature throughout the accommodation with a dining kitchen and a comfortable sized lounge, making this an ideal family home. At the front of the property, there is off road parking for 2 vehicles on the drive with a further space in the garage. NO UPWARD CHAIN.

#### Entrance Porch

3' 6" x 3' (1.07m x 0.92m) The carpeted entrance porch is the first area that you will come across when entering through the Upvc door at the front of the property.

#### Lounge

17' 9" x 11' 11" (5.42m x 3.63m) A good-sized lounge offers a feature fireplace with a wood burner. The exposed staircase at the back of the room has a banister leading to the first floor with room underneath the stairs that provides extra space. There is a window to the front elevation and a radiator on the left.

#### Kitchen/Diner

21' 4" x 8' 8" (6.49m x 2.63m) A well-presented kitchen with a range of modern wall, base and drawer units, with complimentary work surfaces and tiled splashbacks. There is a deep stainless steel sink bowl with drainer positioned underneath the rear facing window and a fitted range master hood on the same side of the room. On the dining side of the room, there is a fire door to the garage and opposite, is a set of French doors that open to the garden.

#### Landing

A spacious and carpeted landing has an airing cupboard and doors that lead to all three of the bedrooms and the family bathroom.

#### Master Bedroom

11' 10" x 10' 11" (3.60m x 3.34m) A carpeted double bedroom offers a window to the front elevation with a radiator underneath. The room also benefits from having a double and single wardrobe fitted on the opposite side of the room.

#### Second Bedroom

13' 7" x 8' 10" (4.15m x 2.70m) This carpeted room is a double and has a window to the rear elevation with a radiator underneath.

#### Third Bedroom

8' 11" x 8' (2.73m x 2.43m) This carpeted room is a generous bedroom with a front facing window radiator and storage cupboard.

#### Family Bathroom

7' x 5' 8" (2.14m x 1.73m) A nicely fitted 3-piece bathroom comprises of a low-level w/c, pedestal hand basin and a bath with shower. Additionally, there is a heated towel rail/radiator.

#### Outside

To the front of the property, there is a lawn area on the left, and a drive suitable for two cars on the right. At the top of the drive, the garage with electric and lighting is accessible and a path has been paved with steps up to the front entrance of the house.

To the rear of the property is an enclosed garden. A full width gravelled area features directly behind the property and has steps that lead up towards the lawn area. The garden is bordered by hedges and timber fencing, and there is a shed available via negotiation.

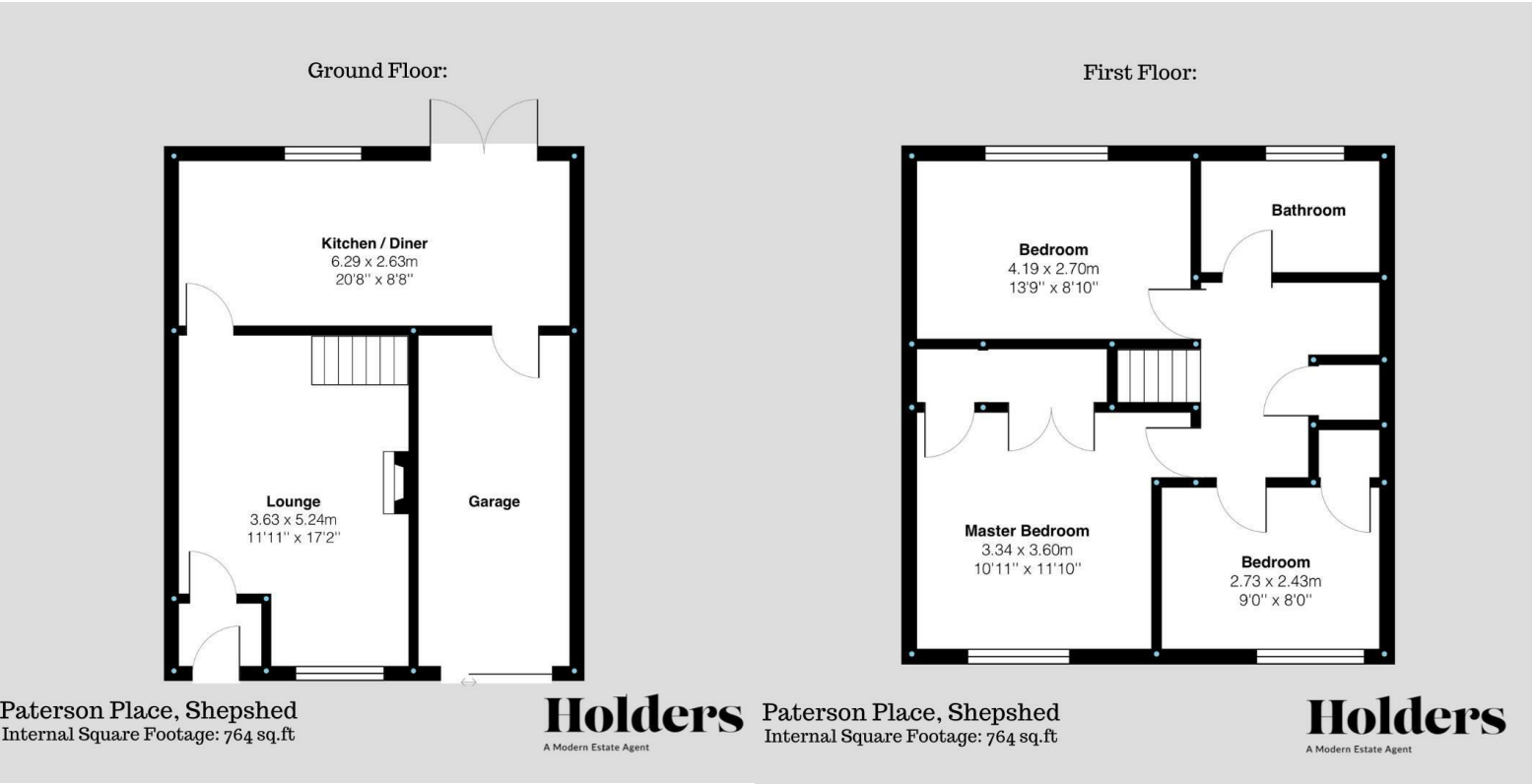
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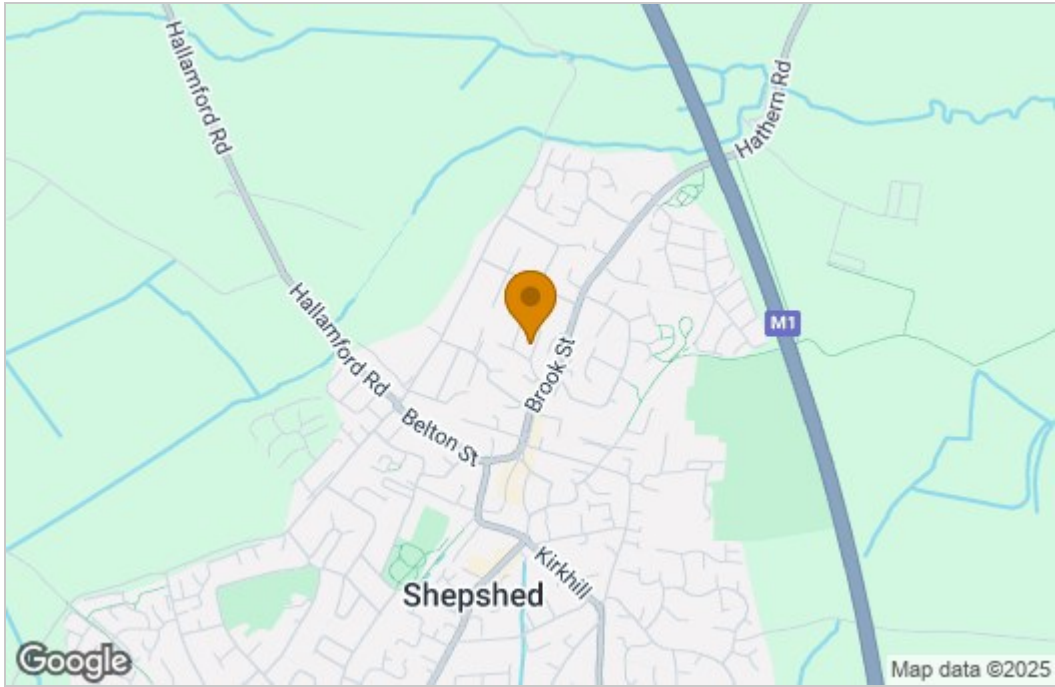
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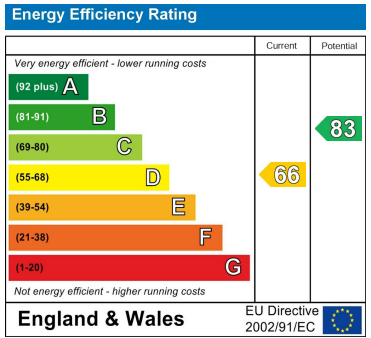
Floor Plan



Area Map



Energy Efficiency Graph



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