

Holdere

A Modern Estate Agent



39 Ploughmans Drive, Loughborough, LE12 9SG

Offers in the region of £265,000

Holdere Estate Agents are delighted to bring to market with NO UPWARD CHAIN this newly renovated three bedroom detached home in Shepshed. The property offers move in ready accommodation comprising an entrance hall, lounge, newly fitted Kitchen/Diner, three bedrooms and modern family bathroom. Outside you find the property occupying a quiet but great position in a popular residential area. There is a lawned front garden, off road parking for at least two cars at the back and garden at the rear.

Summary

Upon entry to the property via the front door you arrive in the entrance hallway, this provides access to the lounge and has stairs rising to the first floor.

The lounge is situated at the front of the property and is lovely light filled room thanks to a large window overlooking the front garden. It is a perfect space for relaxation and there is sufficient space in here for a sofa suite and the associated furnishings. From the lounge there is a door at the rear leading you into the Kitchen/Diner.

The newly fitted Kitchen/Diner is at the rear of the home and spans the full width of the property. It is fitted with a modern matching range of wall and base units with countertops above, breakfast bar seating area, electric oven with induction hob and extractor over, inset sink drainer as well as space and plumbing for a washing machine. The dining area allows enough space for a table and chairs making it a great space for entertaining. In the Kitchen/Diner there is useful under stairs storage cupboard and side door taking you out to the garden.

Ascending upstairs you arrive on the landing, this provides access to all three bedroom and family bathroom.

Bedroom one is situated at the front of the property, it is a very well proportioned double room complete with two windows overlooking the front.

The two remaining bedrooms are at the rear of the property and enjoy a nice outlook over the rear garden.

The family bathroom is fitted with a modern three piece suite comprising a bath with shower over, low flush w.c., wash hand basin with storage below and frosted window to the side elevation.

Outside you find the property in a tucked away slightly elevated position. To the front is an attractive lawned garden which leads to the gated side access for the rear garden and then there is parking to the rear. The rear garden is mainly laid to lawn and is kept private and secure by wooden fencing and walling. A tarmac driveway at the rear provides off road parking for at least two vehicles.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales

particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

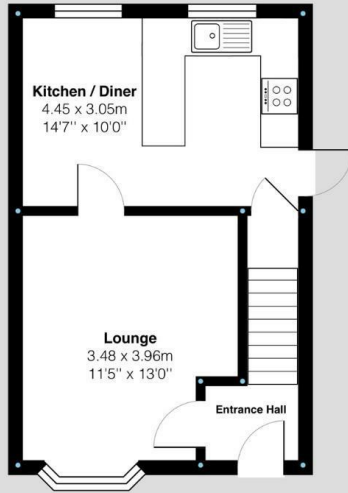
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

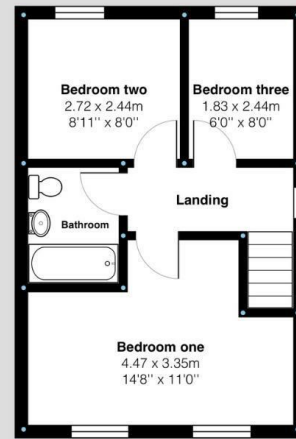
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



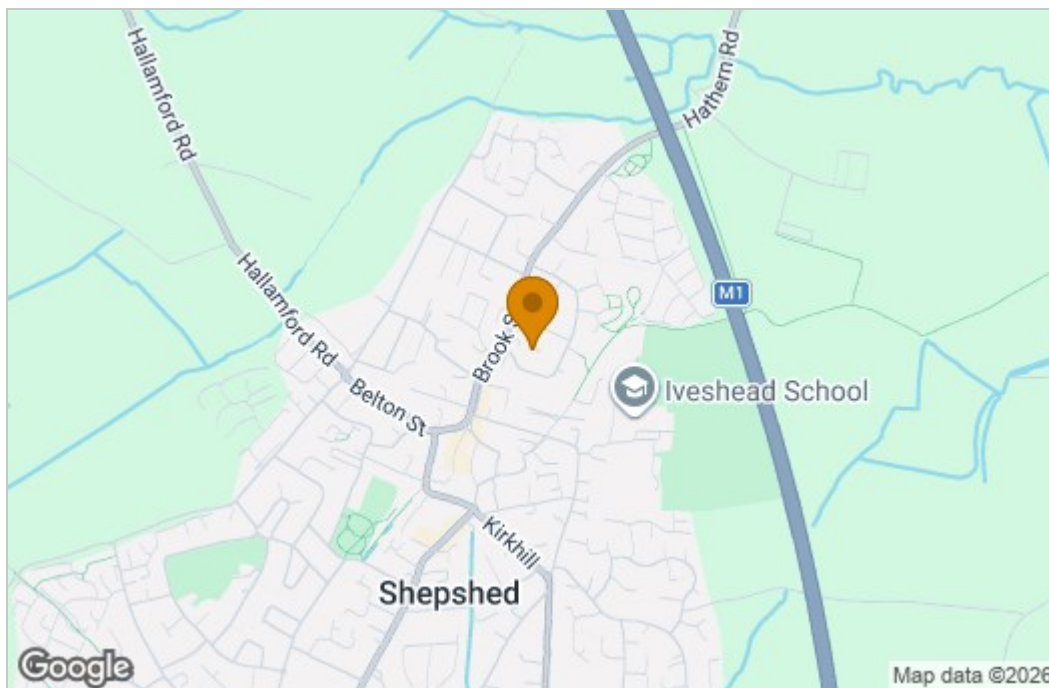
Ploughmans Drive, Shepshed
Internal Square Footage: Approx 712 sq.ft

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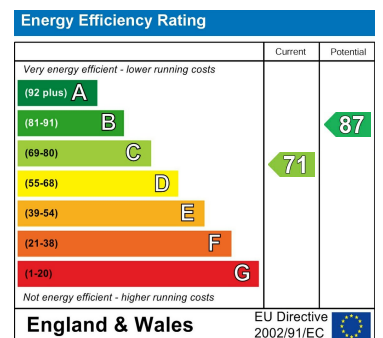
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Area Map



Energy Efficiency Graph



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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