

Holder's

A Modern Estate Agent



5a Factory Street, Loughborough, LE12 9AQ

£195,000

Holder's are delighted to present this immaculate two double bedroom townhouse. Perfect for first-time buyers or downsizers seeking a stylish home close to the village centre. In brief the property comprises a good sized hallway, kitchen, downstairs w.c, lounge diner, two double bedrooms and family bathroom. Outside there is a low maintenance west facing garden, and gate leading to the rear where the garage with parking to the front is situated. All in all, a great purchase within walking distance of the centre of this popular commuter village.

Summary

To the front of the property you have steps rising to the front door. The entrance hall is spacious and gives access to the kitchen, downstairs w.c and lounge diner.

The kitchen is fitted with a range of wall and base units with worktops above allowing for plentiful storage. There is a built in oven, gas hob and extractor over. As well as space for a fridge freezer and under counter space and plumbing for washing machine.

The downstairs w.c is fitted with a two piece suite comprising wash hand basin and low flush w.c.

At the rear of the property you find the lounge diner, a good sized room filled with light. The vendor currently has it set up with a sofa and dining area. There are patio doors taking you straight out to a decked area and the garden beyond. This seamless indoor-outdoor flow makes it ideal for entertaining or enjoying summer evenings.

Ascending to the first floor you arrive on the landing, this provides access to the loft, both double bedrooms and family bathroom.

A generously sized main bedroom with plenty of space for wardrobes and additional furniture and can comfortably accommodate a double bed.

Bedroom two is also of good proportions, with space for associated bedroom furniture in a very handy alcove.

The family bathrooms is fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and low flush w.c.

Outside

The property sits well from the road in a slightly elevated position. The rear garden is west facing so a real sun trap in the afternoon and is mainly laid to lawn with established borders and decked seating area. At the rear of the garden is a pedestrian gate taking you to the off road parking and single garage.

Extra information and 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

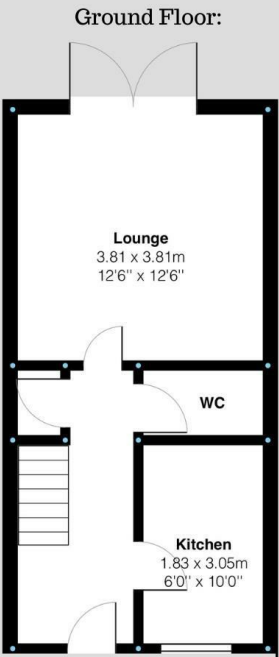
incorrect.

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.

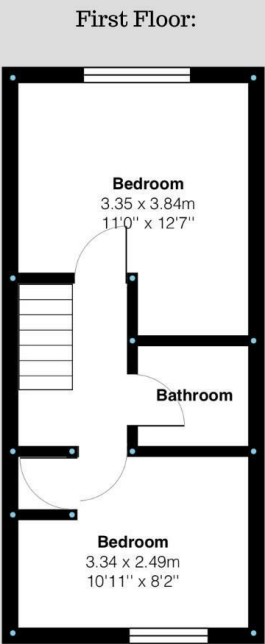
For practical checks prospective buyers can view Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Factory Street, Shepshed
Internal Square Footage: 646 sq.ft

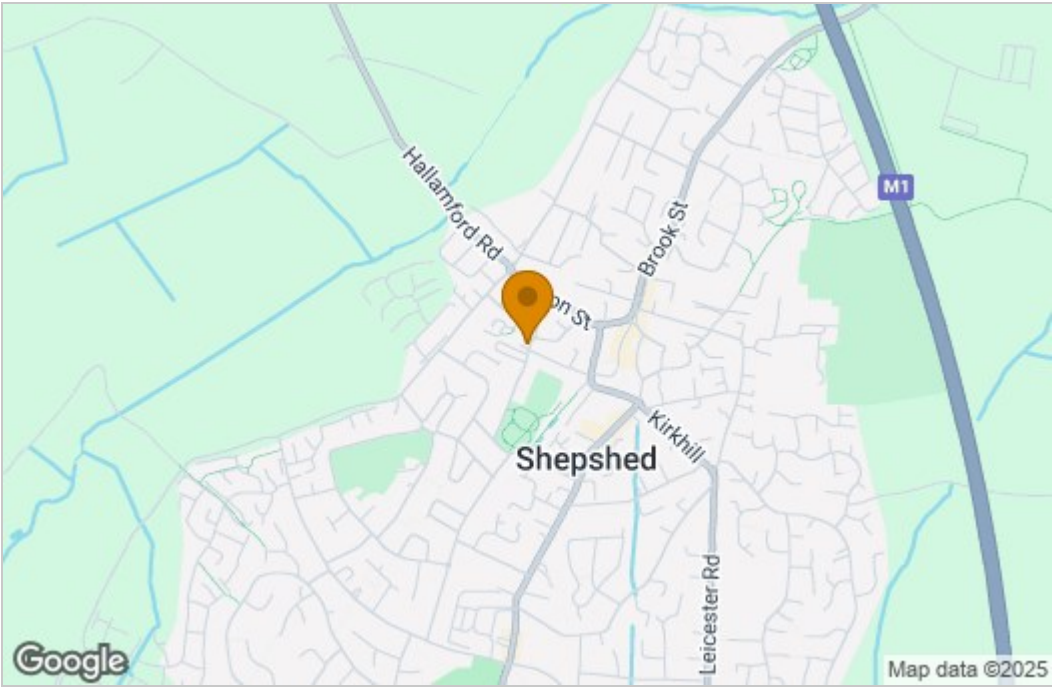
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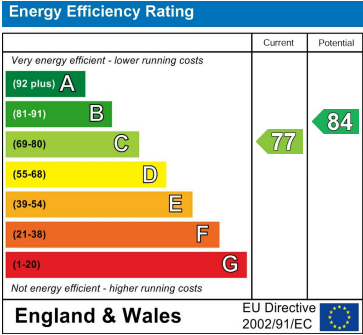
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Area Map



Energy Efficiency Graph



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