

Holden's

A Modern Estate Agent



8 Banbury Drive, Loughborough, LE12 9PL

£290,000

Positioned in the ever popular Shephed, a beautiful three bedroom detached home. In brief this lovely home internally benefits from Lounge, Kitchen/Diner, Three Bedrooms and Family Bathroom. Externally there is a Garage, Large Driveway & a private Garden to the rear.

The property is approached via a driveway which in turn leads to the front entrance door and garage. The front entrance door opens into the porch which is ideal for removing shoes and coats before entering the hallway. From here, stairs rise to the first floor and access is given to the Lounge.

We start with the spacious living room, ideal for relaxing, having double-glazed windows and a feature fire with surround.

Continuing internally, we next move through to the dining area, open plan to the fitted kitchen and ideal for formal dining or entertaining. The kitchen is fitted with a smart range of matching base and eye level units, work surface areas and has fitted appliances to include oven, hob, extractor, dishwasher and space for an American fridge freezer. External access is given with a door from the kitchen.

Ascend to the first floor and you will find three bedrooms and the family bathroom. Each bedroom has a double-glazed window to its individual aspect and there are fitted wardrobes to the master. The bathroom is fitted with a matching suite to include a panel enclosed bath with shower over, WC and wash hand basin.

Proceed back downstairs and step outside into a wonderful outdoor space, perfect for any family and having a superb feature patio. There is a separate lawn area and access to the garage. The garden is enclosed by fencing and has a variety of mature trees and shrubs.

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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.
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Extra Information

To check 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



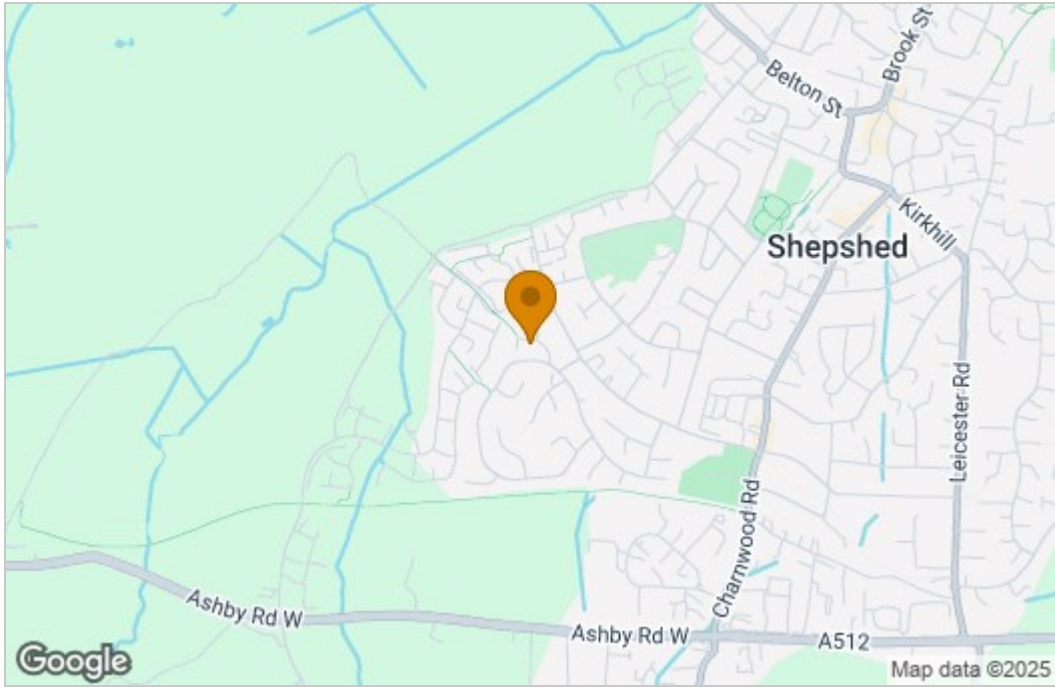
Banbury Drive, Shepshed
Internal Square Footage: 786 sq.ft

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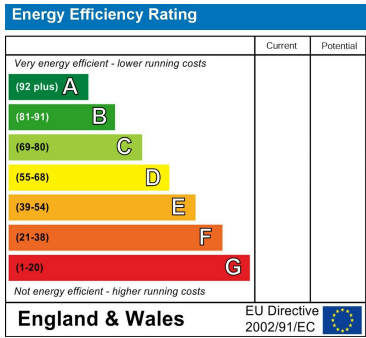
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Area Map



Energy Efficiency Graph



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