

Holderrrr

A Modern Estate Agent



19 Paterson Place

Shepshed, Loughborough, LE12 9RU

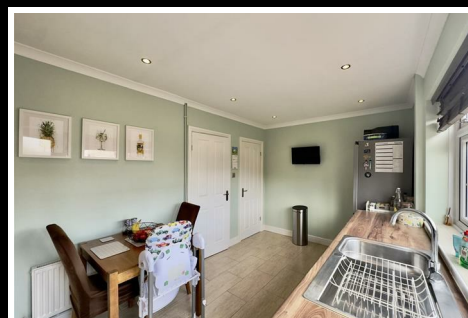
Guide price £215,000



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As you step into this charming property, you are greeted by a spacious entrance hall that leads into the inviting lounge. The lounge exudes a light and airy atmosphere, thanks to its fresh and neutral decor. Adjacent to the lounge is the well-appointed dining kitchen, which mirrors the modern and neutral theme of the rest of the house. With ample storage units and space for a dining set, the kitchen makes efficient use of the available space. Completing the ground floor accommodation is a w.c.

Moving upstairs, the master bedroom stands out for its generous size, easily accommodating a kingsize bed while still leaving plenty of room for additional furnishings and has the added benefit of fitted wardrobes. The second bedroom is equally spacious and can comfortably fit a kingsize bed. The main family bathroom on this floor is fully tiled and finished to a modern standard.

In addition to these features, the property includes a private driveway for secure off-road parking to the rear leading to a detached garage with power and lighting, there is also a large driveway with a dropped kerb to the front elevation. The rear garden is of a great size being complete with a patio area, decking space, large lawn area and wraps around the property making a great space to enjoy the summer months in!

The property also has the added benefit of newly fitted windows.

Located in the desirable area of Shepshed, this property is impeccably maintained and offers easy access to the M1 motorway via junction 22. Its attractive features and convenient location make it a highly sought-after home.

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.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Kitchen / Diner
4.90 x 2.76m
16'1" x 9'1"

Lounge
3.69 x 4.17m
12'1" x 13'8"

WC

Hall

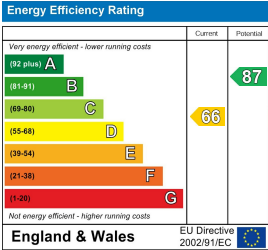
Paterson Place, Shepshed
Internal Square Footage: 710 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.