

Holdings

A Modern Estate Agent



256 Fairway Road South, Loughborough, LE12 9BQ

£175,000

A well-presented two double bedroom home offering spacious and practical accommodation, including a welcoming lounge, fitted kitchen and a stylish first-floor bathroom. Ideally located in the popular market town of Shepshed, the property is perfectly suited to first-time buyers, downsizers or investors, with excellent access to local amenities and commuter links.

Summary

Situated in a well-established residential location in the popular market town of Shepshed, this well-presented two double bedroom home offers an excellent opportunity for first-time buyers, downsizers or investors seeking a property that is ready to enjoy.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hallway leading into a comfortable and inviting lounge, providing the perfect space to relax or entertain. To the rear of the property, the fitted kitchen offers a practical and functional layout with ample storage and workspace, creating an ideal setting for everyday living.

A distinctive spiral staircase rises to the first floor, where there are two generously proportioned double bedrooms. The principal bedroom benefits from fitted cupboards, providing valuable built-in storage, while the second bedroom offers excellent versatility as a guest room, home office or additional sleeping accommodation. Completing the first floor is a well-appointed fitted bathroom. Outside you find the property offers a lovely private rear garden and parking in a shared car park to the rear.

Conveniently positioned for a wide range of local amenities, schools and transport links, the property also enjoys excellent access to Loughborough, the M1 motorway and surrounding centres, making it an ideal choice for commuters.

Offering well-balanced accommodation, practical living space and an enviable location, this attractive home represents a superb opportunity for buyers looking to secure a property in one of Shepshed's most convenient residential settings. Early viewing is highly recommended.

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.

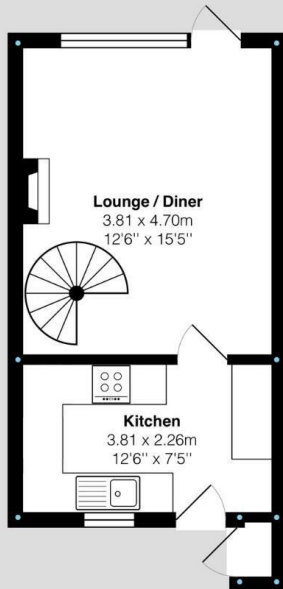
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Extra Information

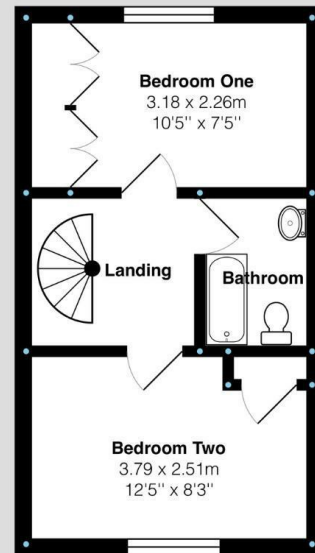
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



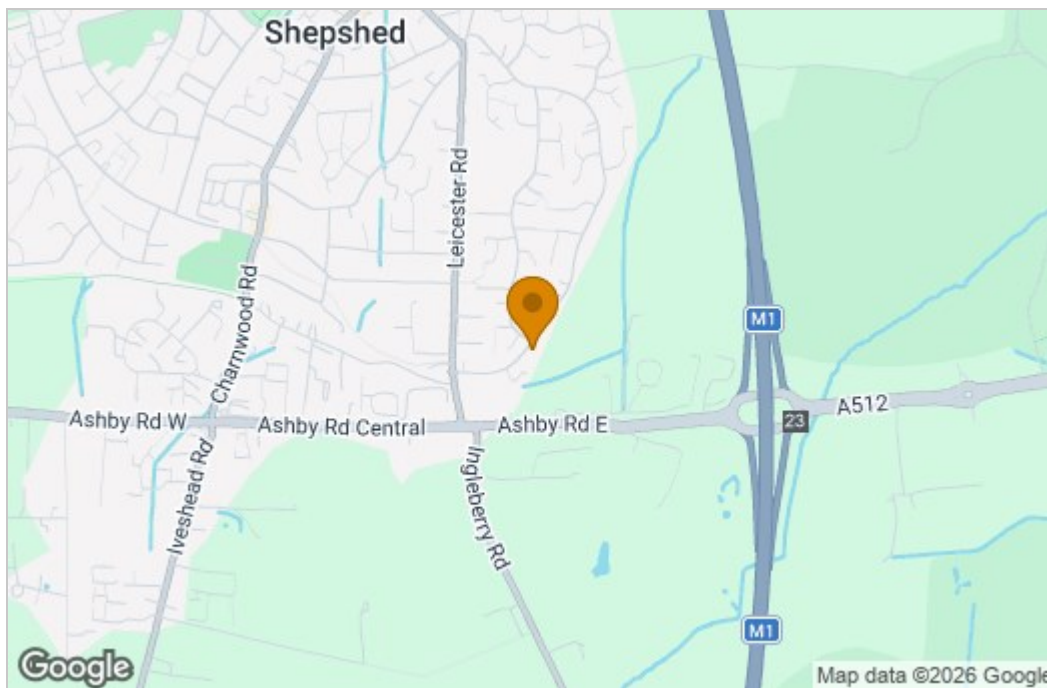
Fairway Road South, Shepshed
Internal Square Footage: Approx 587 sq.ft

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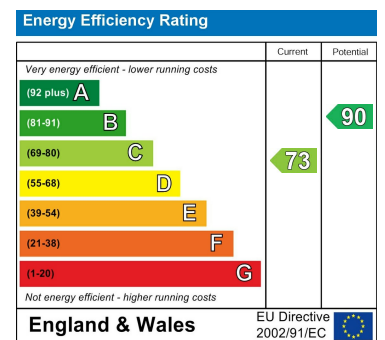
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Area Map



Energy Efficiency Graph



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