

Holdern

A Modern Estate Agent



144 Leicester Road, Loughborough, LE12 9DH

Guide price £258,000

A great opportunity to purchase this extended three bedroom semi detached home offering an array of living space arranged over two floors. The property is set on a generous plot with a well sized rear garden making this an ideal family purchase.

Ideally situated with excellent access to the M1 motorway, this attractive property offers convenient connectivity for commuting and travel. Its location also provides easy reach to Loughborough town centre, where a vibrant array of shopping, dining, and leisure facilities await, as well as the charming amenities that Shepshed has to offer. Set back from the main road, the property benefits from a spacious block-paved driveway, providing ample parking space and enhancing the overall kerb appeal. A side access pathway leads to the well-maintained, enclosed rear garden, ensuring privacy and a safe outdoor space for relaxation and entertaining.

Upon entering the property through the inviting entrance hall, this provides access to the generous living room, which flows seamlessly into a spacious dining area—perfect for family gatherings and entertaining guests. To the rear of the property, the bright and airy kitchen is a standout feature, featuring modern fittings and a pleasant ambiance. French doors from the kitchen open directly onto the garden, creating an excellent indoor-outdoor connection. The garden itself is thoughtfully designed and expansive, offering a lush lawn, a paved patio area ideal for alfresco dining, and a decked section perfect for relaxing or outdoor activities. At the foot of the garden, a large shed provides ample storage space for gardening tools, outdoor equipment, or additional belongings.

On the ground floor, you will also find a practical bathroom fitted with a modern three-piece suite, including a bath with a shower attachment, WC, and wash basin, making it convenient for family life and guests alike.

Ascending to the first floor, the property features three well-sized bedrooms, each offering comfortable and versatile living spaces. The entire home has been well maintained and tastefully modernised, with double glazing throughout to enhance energy efficiency and reduce external noise. Gas central heating ensures warmth and comfort throughout the year.

Overall, this property presents a fantastic opportunity for buyers seeking a well-presented, modern home in a highly accessible location. Viewing is highly recommended to fully appreciate the quality of the accommodation and the potential this home has to offer.

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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Floor Plan



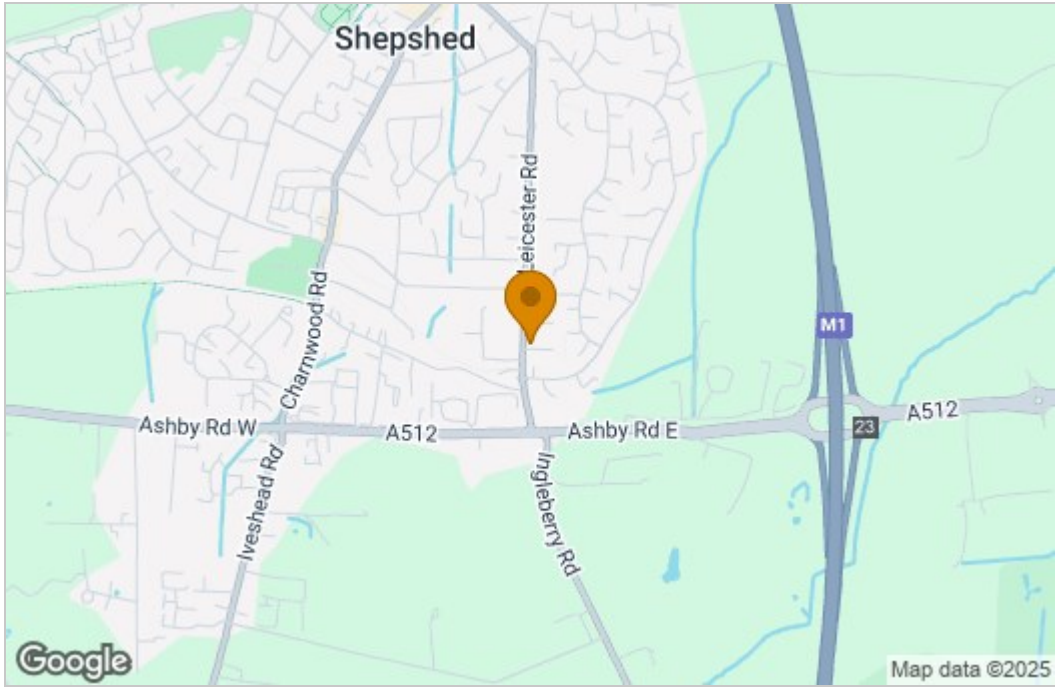
Leicester Road, Shepshed
Internal Square Footage: 919 sq.ft



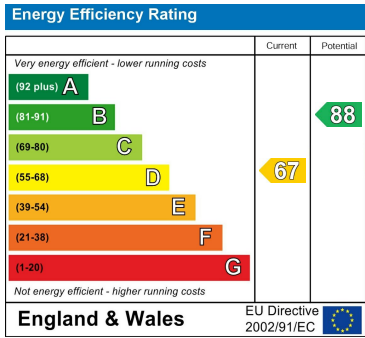
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Area Map



Energy Efficiency Graph



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