

Holderr

A Modern Estate Agent



38 The Lant, Loughborough, LE12 9PD

£175,000

A charming two-bedroom period home located within easy reach of Shepshed town centre, local amenities, and transport links. This property is ideal for first-time buyers or investors. The accommodation briefly comprises a front living room, an inner lobby with storage, a separate dining room, a kitchen, and a ground-floor utility room. To the first floor, a landing leads to two double bedrooms and a bathroom fitted with a three-piece suite. Outside, there is a courtyard and patio area leading to a main garden laid to lawn.

Summary

A uPVC double-glazed entrance door with inset leaded light, opaque glass, and stained-glass detailing opens into the first reception room. This room features a uPVC double-glazed window to the front elevation, a charming period-style open fireplace with inset fire grate, decorative tiling and surround and a built-in meter cupboard. From here, open access leads into the inner lobby, where wood-strip doors provide access to an under-stairs storage cupboard and a further door leads through to the second reception room.

The second reception room enjoys a feature fireplace with exposed brick, wooden sides, and overmantle, along with wood-effect laminate flooring, a wood-strip panel door to the first-floor staircase, a period dresser-style pantry, a radiator, and a uPVC double-glazed window overlooking the rear garden. This room flows through to the kitchen, which is fitted with a single drainer stainless-steel sink unit, base-level cupboards, rolled-edge work surfaces, tiled surrounds, fitted shelving, and houses the wall-mounted Baxi combination boiler. A uPVC double-glazed window faces the side elevation, and a door opens to the side courtyard. The kitchen also offers plumbing for a washing machine and access to the downstairs shower room.

The downstairs shower room is fitted with a white three-piece suite including a shower cubicle with thermostatic shower, low-flush WC, and wash hand basin with chrome mixer tap, along with tiled walls, a uPVC double-glazed opaque window to the side elevation, a radiator, and tiled flooring.

On the first floor, the landing gives access to two bedrooms and the bathroom. The first bedroom features a uPVC double-glazed window to the front elevation, a period ornamental cast iron fireplace, a built-in wardrobe/cupboard, and a radiator. The second bedroom includes a uPVC double-glazed window to the rear elevation, a radiator, and another period ornamental cast iron fireplace. The bathroom is fitted with a white three-piece suite comprising a panel bath with chrome mixer shower tap, shower screen and tiled surrounds, a low-flush WC, and a pedestal wash hand basin with chrome mixer tap. It also has a built-in cupboard, a uPVC double-glazed opaque window to the rear elevation, and a radiator.

Outside, there is a slabbed courtyard which continues into a slabbed patio area bordered by a low brick and pillared wall. Central steps lead to the main garden, which is laid to lawn with planted borders and a selection of shrubs. A timber-built shed is included, and the garden enjoys a pleasant and private rear aspect.

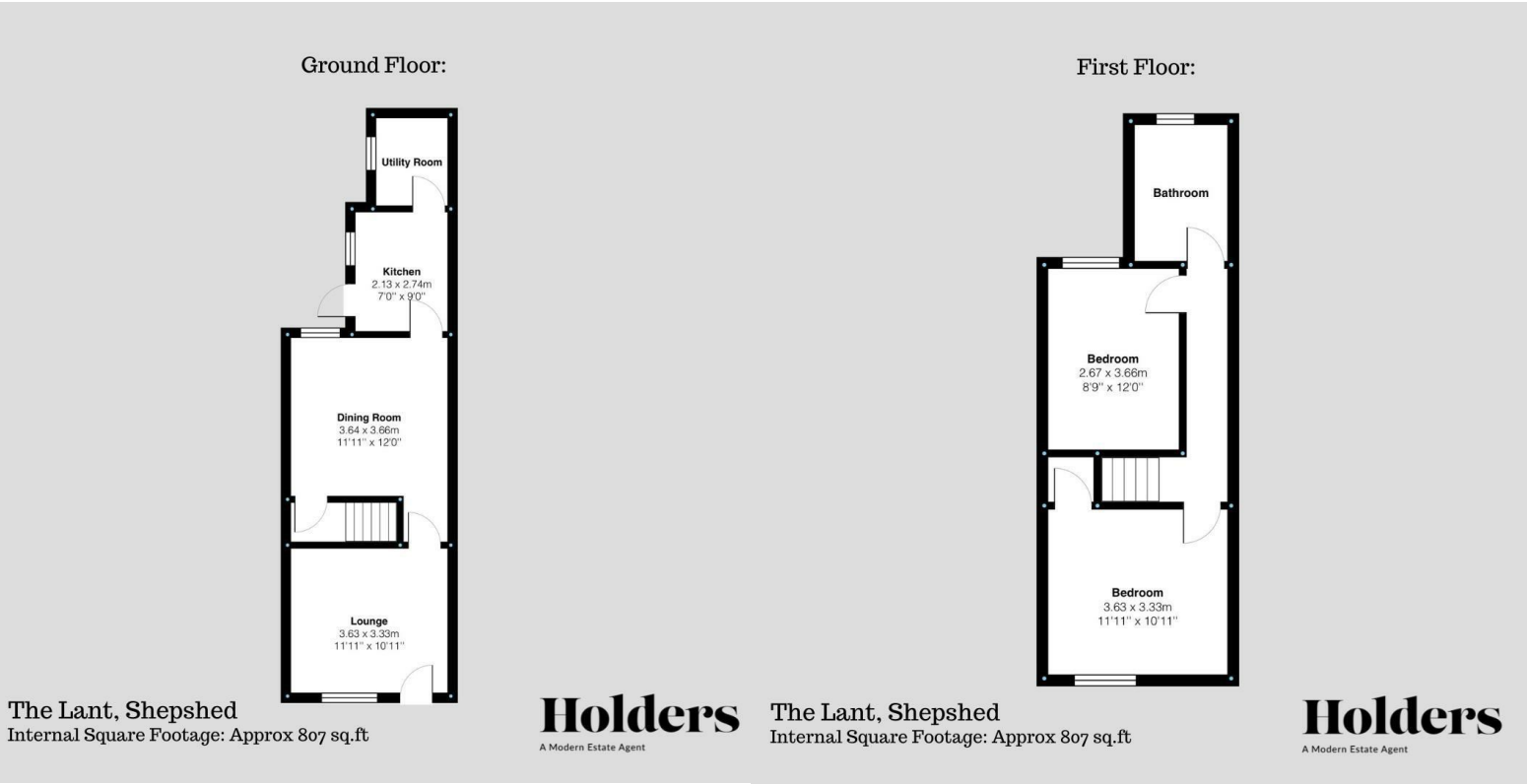
Disclaimer

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.

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

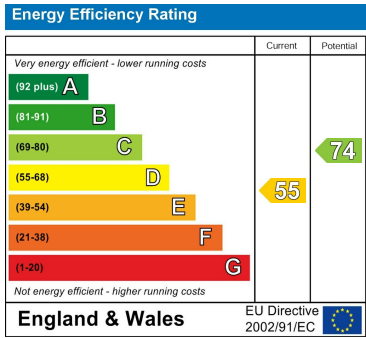
Floor Plan



Area Map



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.