

Holder's

A Modern Estate Agent



162 Fairway Road, Loughborough, LE12 9HQ

£285,000

Holder's are delighted to bring to market with no upwards chain, this immaculately presented 3 bedroom detached bungalow located in Shepshed. In brief the accommodation comprises a spacious entrance hall, lounge, two double bedrooms, full fitted kitchen, shower room with walk in shower, bedroom three/additional reception room. To the rear the property has a lovely garden with field views and detached single garage to the side. The property is also conveniently located on a bus route and with all the local amenities close by.

Upon entry to the property through the front door you arrive in the entrance hall. This provides access to all 2/3 bedrooms, living room, kitchen, shower room and useful airing/storage cupboard.

The lounge is of good proportions and has a large window to the front elevation allowing natural light to flood the room. From the lounge you return back to the hallway.

The kitchen features a sleek white design with modern base and eye level units, complemented by an elegant granite work surface and tiled splashbacks. It is equipped with plumbing for a washing machine and space for a dryer. The kitchen includes a variety of cupboards and drawers, a built induction hob with an extractor hood over, and a one and a half bowl stainless steel sink with a hot and cold mixer tap. Additionally, it boasts an electric double fan-assisted oven with a grill, a built-in combination microwave and grill, two sliding pull out larder units, and a wall mounted chrome finished radiator.

Bedroom two is situated at the front of the property and through the window you find an attractive outlook over the front garden.

The main bedroom is at the back of the property and has a lovely view over the garden and fields beyond.

The bathroom has been upgraded and comprises large walk in shower, pedestal wash hand basin and low flush w.c.

Outside to the front and side you will find the a driveway offering ample off road parking as well as an attractive lawn setting the property back from the road. The driveway leads to the front entrance door and the garage behind wooden gates. The well maintained rear garden overlooks open countryside to the rear. Mainly laid to lawn with established borders, paved pathways/patio area and an open aspect over the field this property offers both convenience and privacy.

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

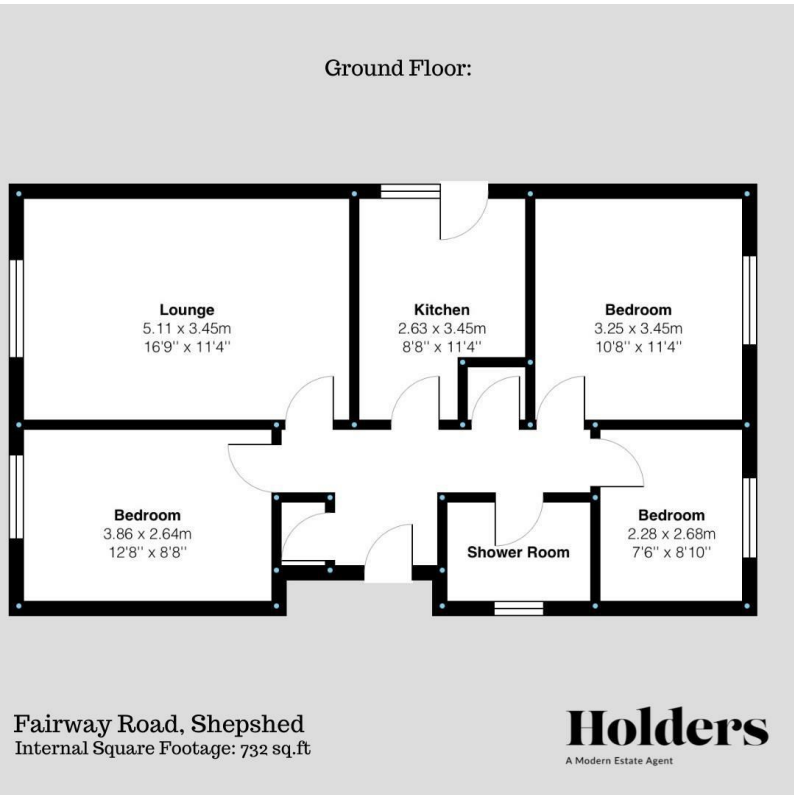
any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

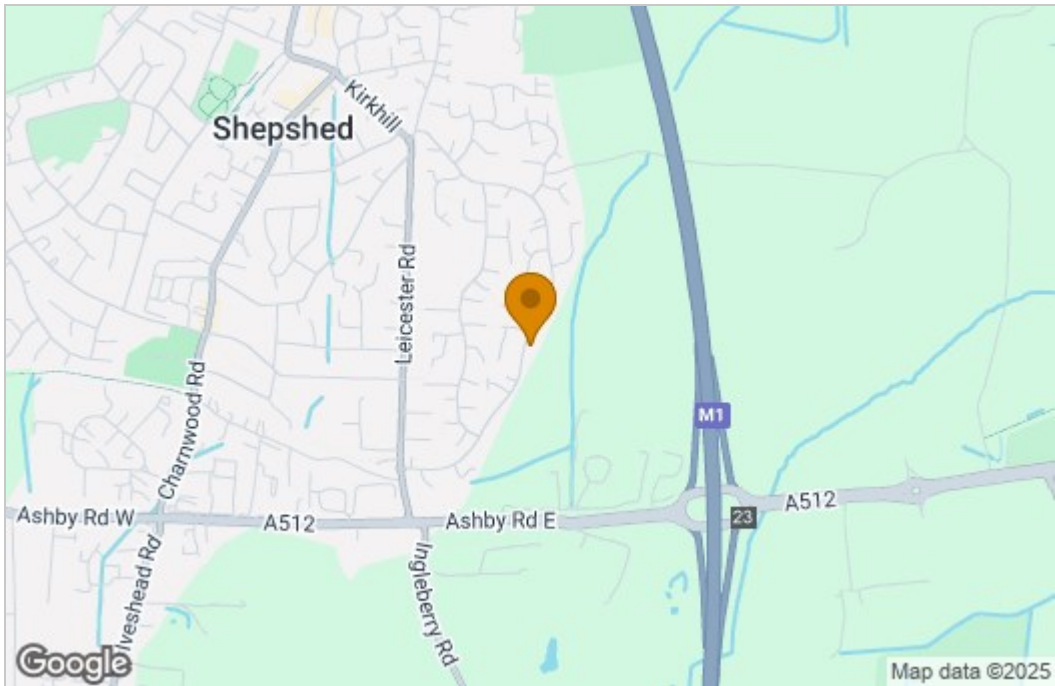
Extra information

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

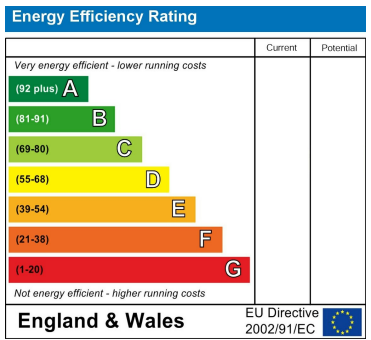
Floor Plan



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.