

Holdere

A Modern Estate Agent



15 Springfield Road, Loughborough, LE12 9QW

Offers over £175,000

Holdere Estate Agents are delighted to bring to market this charming two double bedroom terraced property located in Shepshed. In brief the property offers two reception rooms which have been partially opened up, fully fitted kitchen, two double bedrooms, family bathroom and a private south west facing rear garden.

Summary

Upon entry to the property through the front door you arrive in a small porch area, this has a door that takes you to the lounge/dining room.

The main living space was formally two reception rooms that have been partially opened to allow a seamless flow through the home but still having the separate areas. To the front elevation you find a large bay window and this area is used by the current owners as a study/area for working from home. To the rear is the lounge area with stairs rising to the first floor, window to the rear elevation and door to the kitchen.

The kitchen is fitted with a modern matching range of wall and base units with countertops above and it features an integrated fridge freezer, integrated washing machine, integrated electric oven with gas hob and extractor over. There is a bay window to the side elevation which conveniently houses the sink and added storage below. There are two additional smaller windows to the side elevation and door to outside.

Ascending to the first floor you arrive on the landing, this provides access to both bedroom and family bathroom.

The main bedroom is situated at the front of the property, it is a great sized double room with a window to the front elevation.

Bedroom two is situated at the rear of the property, it too is a double room and it features a built in storage cupboard and window to the rear elevation overlooking the garden.

Outside you find the property just set back from the road and pavement with a low wall enclosing the frontage. To the rear you find the private south west facing rear garden, it is mainly laid to astro turf and features a decked area all of which is enclosed by wooden fencing. There is on street parking for the property.

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

Ground Floor



First Floor



Springfield Road, Shepshed
Internal Square Footage: Approx 897 sq.ft

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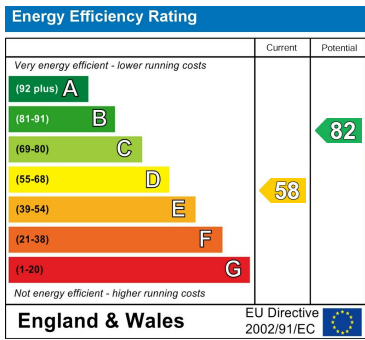
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Area Map



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.

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