

# Holderr

A Modern Estate Agent



153 Leicester Road

Shepshed, Loughborough, LE12 9DG

Offers over £300,000



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## Offers over £300,000



Holders are pleased to present this remarkable three-bedroom family home, newly renovated to an exceptional standard, located on the highly desirable Leicester Road in the charming Charnwood market town of Shepshed. This property boasts the added benefit of designated parking and a private garden to the rear, all while being offered with NO UPWARD CHAIN.

As you step inside, you are welcomed into a beautifully designed open-plan living kitchen that serves as the heart of the home—perfect for family gatherings and entertaining. The kitchen has been thoughtfully fitted with a comprehensive range of base and eye-level units, providing ample storage space. It features a stylish inset sink, an integrated dishwasher, an oven alongside an induction hob, and a fridge freezer that blends seamlessly into the cabinetry. The remaining area is generously proportioned, allowing for dining and living furniture arrangements that can be tailored to suit the needs of future buyers.

Flowing from the kitchen, you enter the spacious living area, where an abundance of natural light fills the room through large doors that open directly to the rear garden. This inviting space promotes a seamless indoor-outdoor living experience. Conveniently located off this area is the utility room, which also includes a well-positioned WC. Additionally, you'll find a stairwell leading to the first floor and a handy storage cupboard nestled below.

Ascending to the first floor, you will discover a well-appointed family bathroom and three generously sized double bedrooms, each offering ample space for relaxation and personalisation.

Externally, the property features a gated fore garden and the property has been tastefully rendered, enhancing its kerb appeal. A side access pathway guides you to the rear parking spaces, ensuring convenience for residents. The fully enclosed rear garden is designed for privacy, complete with side gated access and featuring both a patio area ideal for outdoor dining and a lush lawn space perfect for children to play.

This wonderful family home is ideally situated just a short walking distance from the bustling town centre, which offers an array of local amenities, services, and well-regarded schools. With excellent road networks and convenient proximity to the M1 motorway for easy commuting, as well as East Midlands Airport and nearby Loughborough, this property provides a perfect blend of comfortable family living and accessibility. Don't miss the opportunity to make this exceptional property your new home!

### 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.



Road Map



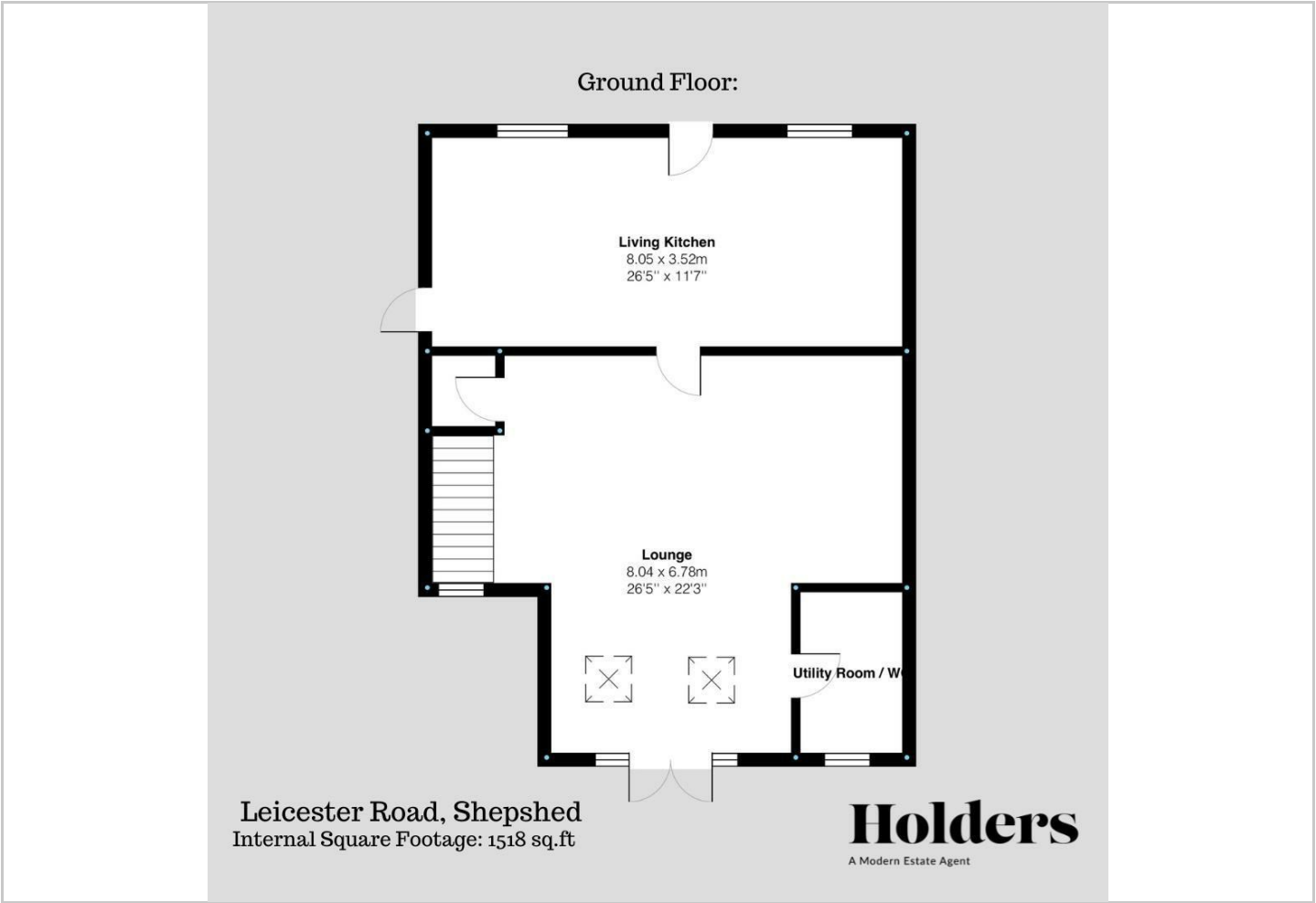
Hybrid Map



Terrain Map



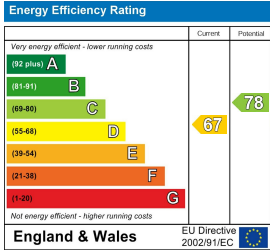
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

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.