

Holders

A Modern Estate Agent



19 Grange Road, Shepshed, Loughborough, LE12 9LJ

Offers over £200,000

Holders Estate Agents are delighted to bring to market with NO UPWARD CHAIN this well presented three bedroom semi detached home situated in Shepshed. In brief externally the property offers off road parking as well as front and rear gardens. Internally it offers a hallway, downstairs bathroom, lounge, kitchen/diner, three bedrooms upstairs and w.c.. It also benefits from a number of recent upgrades such as a new roof in 2021, full rewire in 2012, new combi boiler heating system in 2023 and composite doors in 2023.

Upon entry to the property you arrive in the entrance hall, this provides access to the lounge, kitchen/diner, bathroom and there are stairs rising to the first floor.

The lounge is a very well proportioned room situated at the front of the property, it features an electric fireplace, two windows to the front elevation and useful under stairs storage cupboard.

The kitchen/diner is at the rear of the property, it is fitted with a matching range of wall and base units with countertops above. There is under counter space and plumbing for a washing machine, space for a fridge freezer, range style cooker with extractor hood over, stainless steel sink drainer, wall mounted combination boiler, storage cupboard/pantry, door to outside and window to the rear elevation overlooking the garden.

Returning back to the hall you find the family bathroom from here. It is fitted with a matching three piece suite comprising jacuzzi bath with shower over, low flush w.c., pedestal wash hand basin with storage below and frosted window to the rear elevation.

Ascending to the first floor you arrive on the landing, this provides access to all three bedrooms and the w.c.

Bedroom one is at the front of the property, it's a great sized double room. It offered two windows to the front elevation and enough space for at least a double bed and the associated furniture/furnishings.

Bedroom two is situated at the rear of the property, it too being a very well sized double room with a window to the rear elevation overlooking the garden.

Bedroom three is also at the rear of the property, it is a comfortably sized single room with a window to the rear elevation overlooking the garden.

The w.c., is located just off the landing and comprises a toilet and frosted window to the side elevated.

Outside you find the property on a no through road set back from the road. To the front and the side you find a low maintenance garden and off road parking. To the rear of the property is a good sized garden, comprising of a lawned area, large patio, all of which is kept secure and enclosed by wooden

fencing and hedging. There are two outbuilding/stores adjoining the property which are very useful for storage or a utility room.

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

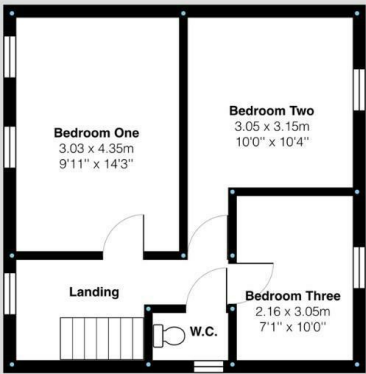
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor



First Floor



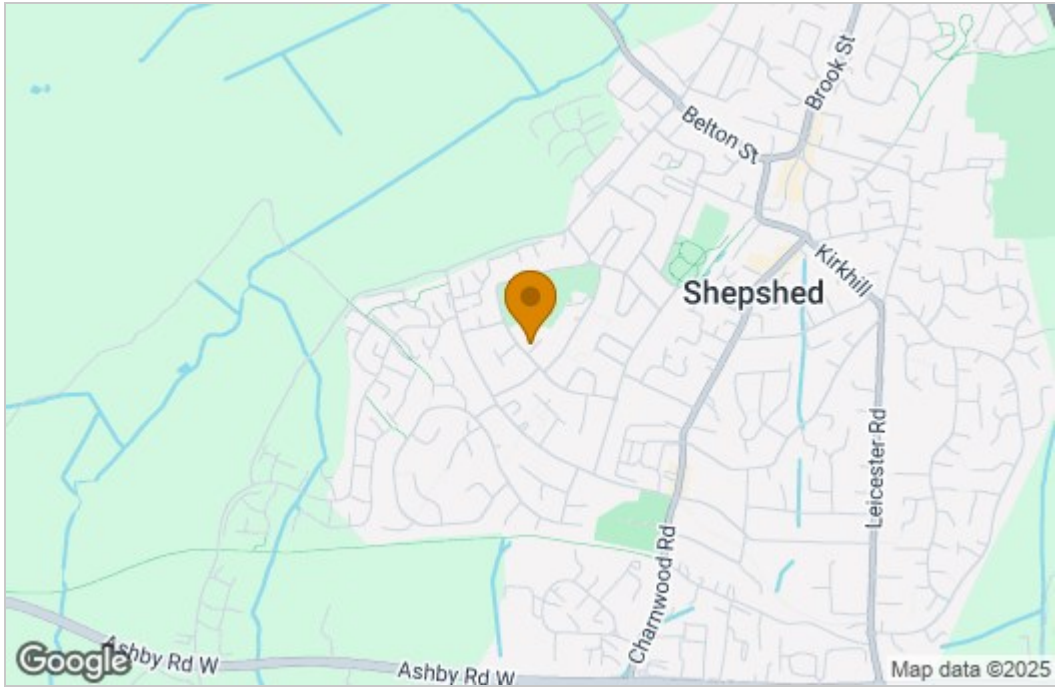
Grange Road, Shepshed
Internal Square Footage: Approx 828 sq.ft



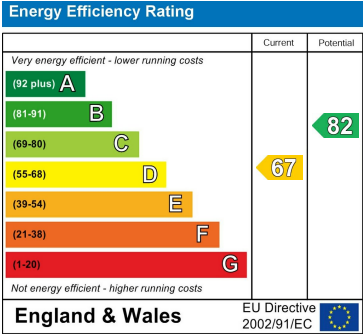
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Area Map



Energy Efficiency Graph



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