

# Holdings

A Modern Estate Agent



31 Lenton Road, Loughborough, LE12 9UY

Offers over £270,000

Holdings are delighted to present this immaculate three double bedroom semi detached home located on an exceptional plot featuring a west facing private garden in the highly desirable Hookhill Reach development. The property was constructed in 2021 by Jelson with NHBC warranty remaining, whilst also offering accommodation over three levels. The ground floor comprises a kitchen equipped with modern light grey cabinetry and integrated appliances, along with a combined lounge and dining area. The entrance hall provides access to a W.C. and a spacious storage cupboard. On the first floor, there are two well-proportioned bedrooms accompanied by a family bathroom. Occupying the whole top floor you find the impressive master suite complete with an en-suite bathroom.

There is off road parking to the side for two cars as well as an electric car charging point.

## Summary

As you enter the property through the front door you arrive in the spacious entrance hallway, this provides access onto all ground floor accommodation and useful storage cupboard. The Lounge/diner is great size room complete window to overlooking the garden and French doors straight out to the garden. The property has been meticulously maintained and is in immaculate condition throughout, all internal doors have also been upgraded to solid oak so really compliment the finish and look inside. The property also benefits from Hive for the heating and with it being new the home is very efficient.

The heart of the home is the kitchen which has a comprehensive range of base and wall mounted units with work surfaces over. All appliances are integrated too making this a great use of space, these comprise of the fridge/freezer, dishwasher, double eye level ovens, gas hob with extractor over and wall mounted boiler housed in a cupboard finishing off the clean look. There is also a window to the front elevation allowing natural light to flood in. Completing the ground floor accommodation is the downstairs toilet with low flush w.c, wash hand basin and opaque window to the front elevation.

Ascend onto the first floor and you will find two double bedrooms, family bathroom and storage cupboard on the landing. The first bedroom is a good size double room with window to the rear elevation and fitted wardrobes. The second bedroom is also a spacious double room with a window to the front elevation and fitted wardrobes. The family bathroom has a three piece suite comprising of low flush w.c, wash hand basin, bath with shower over, there is also a chrome ladder style radiator and window to the rear elevation.

Ascend onto the second floor and you will find the master suite which spans the whole length of the property. The property has dual aspect windows making this a light and airy space and has the added benefit of an en-suite and fitted wardrobes.

To the outside the property is set on a lovely plot with ample off road parking via the tarmac drive way to the side as well as an electric car charging point. Heading via the gated side access you find the rear garden which is mainly laid to lawn and includes patio area and decking, all of which faces west so you can really enjoy the outdoor space in the afternoon sun.

## 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.

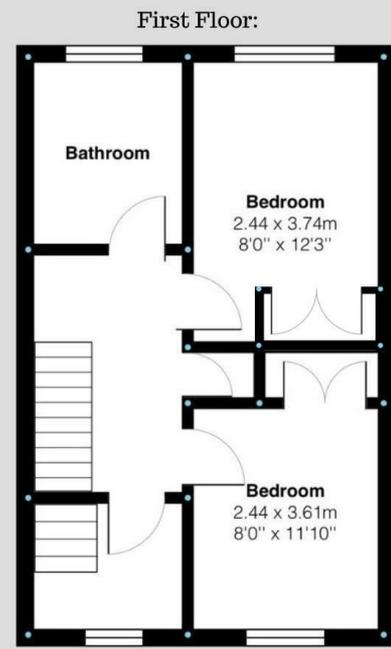
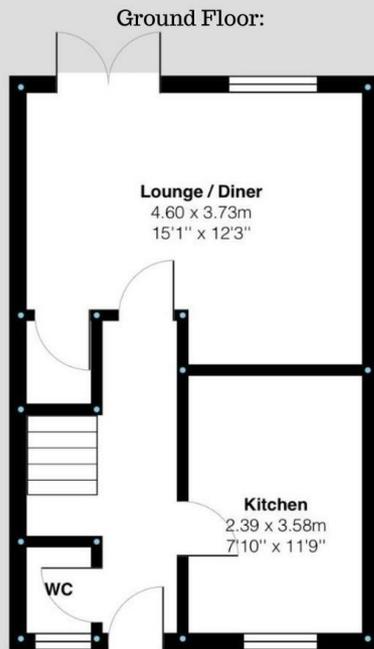
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan



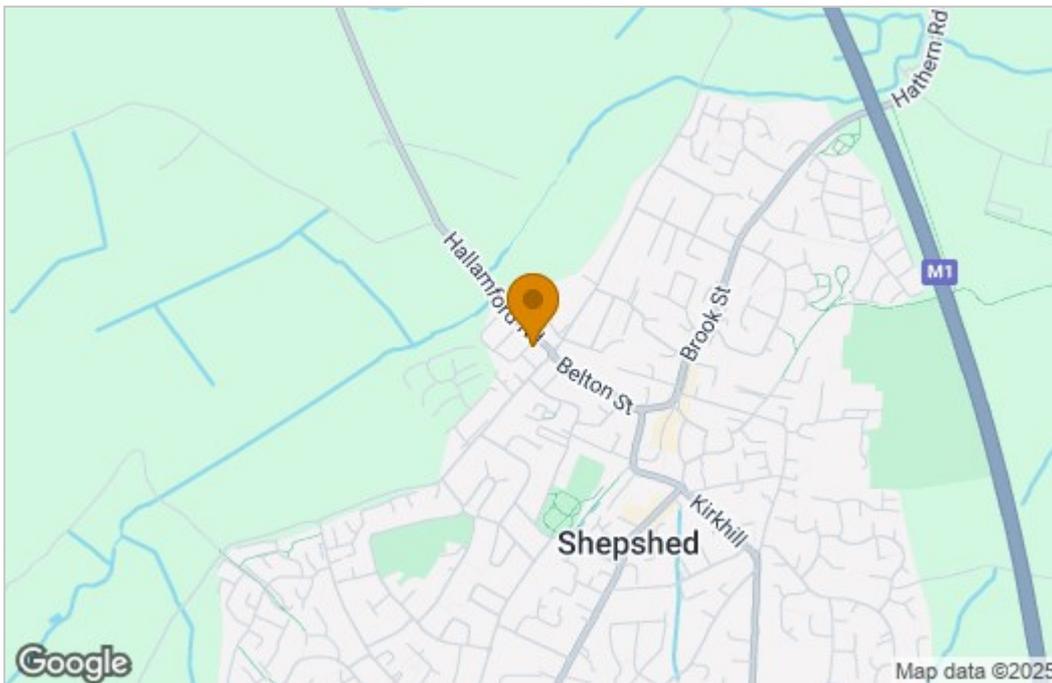
Lenton Road, Shepshed  
Internal Square Footage: 1055 sq.ft

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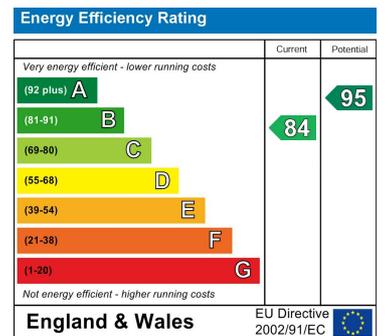
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# Area Map



# Energy Efficiency Graph



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