

Holden's

A Modern Estate Agent



55 Garendon Road, Loughborough, LE12 9NU

£240,000

An excellent opportunity to purchase a period three bedroom semi detached house with attractive slate roof, with full double glazing and gas central heating situated along a well regarded street with proximity to the centre and all of Shepshed towns facilities.

The property offers a spacious and thoughtfully designed layout, beginning with the ground floor which comprises a welcoming entrance hall that provides access to all main living areas. Adjacent to the hall is a comfortable lounge, ideal for relaxing or entertaining guests and is complete with a focal log burning stove and fitted storage and shelving making a great feature to this room.

The open-plan kitchen and dining room is a modern, sociable space perfect for family meals and gatherings; the kitchen is equipped with ample cabinetry and workspace, seamlessly flowing into the dining area. Additionally, there is a practical outdoor utility room accessible from the kitchen, offering convenient space for laundry and additional storage, helping to keep the main living areas clutter-free.

Ascending to the first floor, you'll find three well-sized bedrooms, each providing versatile space for family members, guests, or home office needs. The family bathroom has been recently refurbished with a modern suite, featuring contemporary fixtures and fittings, offering a comfortable and stylish bathing space.

Externally, the front garden is designed for low maintenance, featuring a block-paved surface laid in an attractive herringbone pattern. The garden is enclosed by a combination of traditional brick walling at the front, complemented by walling along the pavement, providing privacy and a charming boundary. To the left side of the property, a paved pathway leads around to the rear garden, offering easy access to outdoor living spaces.

The rear garden is a private, well-maintained outdoor area. It features a detached outbuilding, which has been fitted with a utility room—ideal for laundry, storage, or potential hobbies—and a paved patio beyond, perfect for outdoor dining and relaxing. Beyond the patio, there is an additional paved section and a garden path that bisects two well-kept lawns, creating distinct zones for leisure and play. The garden is bordered by mature hedges, offering a sense of seclusion, and is enclosed by a combination of timber fencing and wire mesh fencing, ensuring privacy from neighboring properties and beyond.

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.

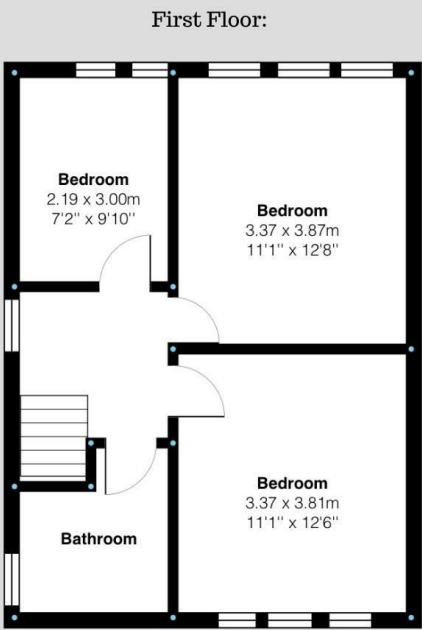
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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



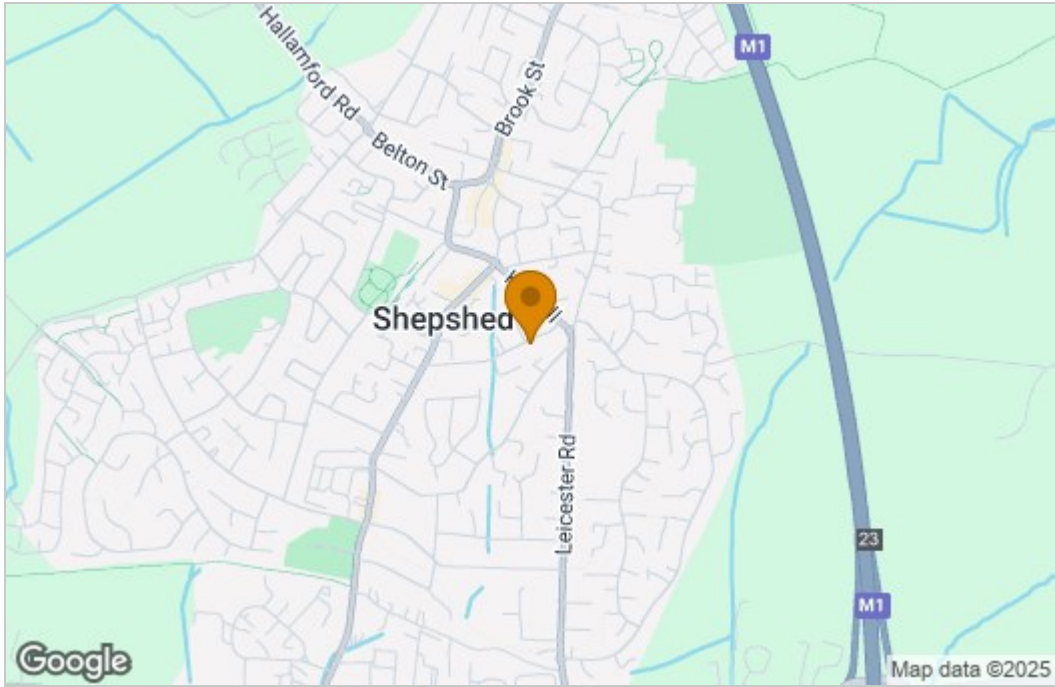
Garendon Road, Shepshed
Internal Square Footage: 893 sq.ft

Holdere
A Modern Estate Agent

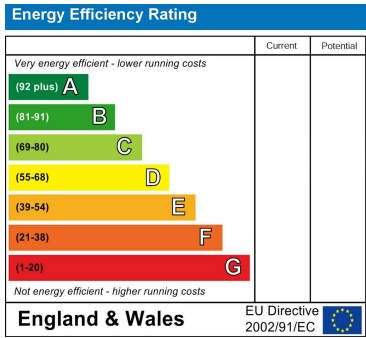
Garendon Road, Shepshed
Internal Square Footage: 893 sq.ft

Holdere
A Modern Estate Agent

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.