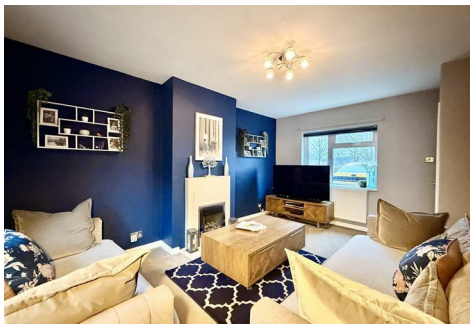


Holdern

A Modern Estate Agent



41 Mccarthy Road, Loughborough, LE12 9LP

£225,000

This immaculate and beautifully presented home has been thoughtfully extended to the rear, creating a superb 24-foot open-plan living, dining, and kitchen area that forms the heart of the property. The ground floor also offers a comfortable sitting room and a convenient WC, providing both practicality and flexible living space.

Upstairs, the property features two generous double bedrooms and a spacious family bathroom fitted with a modern four-piece suite. Additional benefits include PVCu double glazing throughout and gas central heating, ensuring comfort and efficiency all year round.

Externally, a block-paved driveway to the front provides off-road parking for up to three vehicles, while the enclosed rear garden offers a private and attractive outdoor space. Perfectly positioned overlooking a central green within a quiet cul-de-sac, the home is also within close proximity to a well-regarded primary school and is ideally located in the popular commuter village of Shepshed, making it an excellent choice for a wide range of buyers.

Summary

The property is entered via a welcoming entrance hall featuring tiled flooring, a radiator, and stairs rising to the first floor, with doors leading through to the lounge and the impressive family kitchen diner. The lounge is a bright and comfortable reception space with double glazed windows to the front and double doors opening onto the rear garden, a radiator, and a coal-effect gas fire with decorative surround creating a cosy focal point.

To the rear of the home is a spacious open-plan living kitchen diner fitted with a wide range of wall, base, and drawer units complemented by laminate work surfaces and a one-and-a-half bowl stainless steel sink with drainer. Integrated appliances include an electric oven, ceramic hob with stainless steel extractor hood, and washing machine, while additional features include tiled flooring, two radiators, a useful under-stairs storage cupboard, and a breakfast bar ideal for casual dining. Double glazed windows to the front and double doors to the rear allow for plenty of natural light and direct garden access. A door from this space leads to a convenient downstairs WC fitted with a modern two-piece suite and a rear-facing double glazed window.

Upstairs, the landing provides access to both bedrooms and the family bathroom, along with a loft hatch with ladder leading to a versatile, fully boarded loft space with a velux window, electricity and heating offering excellent storage and potential for further development. The main bedroom benefits from double glazed windows to both the front and rear aspects, creating a light and airy feel, while the second bedroom also enjoys a front-facing double glazed window. Both rooms are served by radiators. The bathroom is fitted with a contemporary four-piece suite comprising a close-coupled WC, pedestal wash hand basin, bath, and a separate shower cubicle with both pan head and handheld shower attachments, along with a radiator and a rear-facing double glazed window.

Externally, the front of the property offers a block-paved driveway providing off-road parking for up to three vehicles and gated side access leading to the rear garden. The enclosed rear garden is mainly laid to lawn with an additional seating area and is bordered by established hedging, creating a private and pleasant outdoor space suitable for relaxing or entertaining.

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.

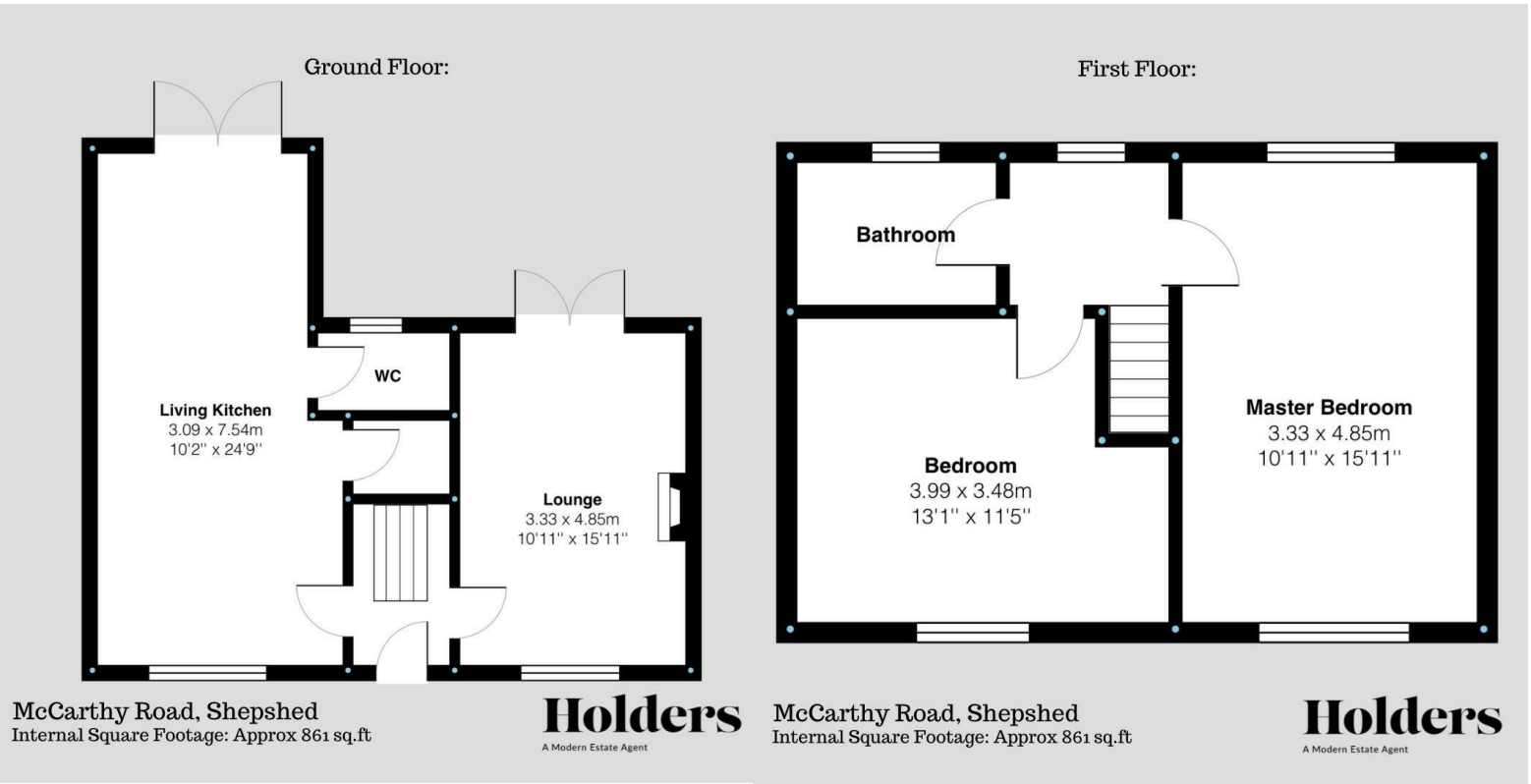
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

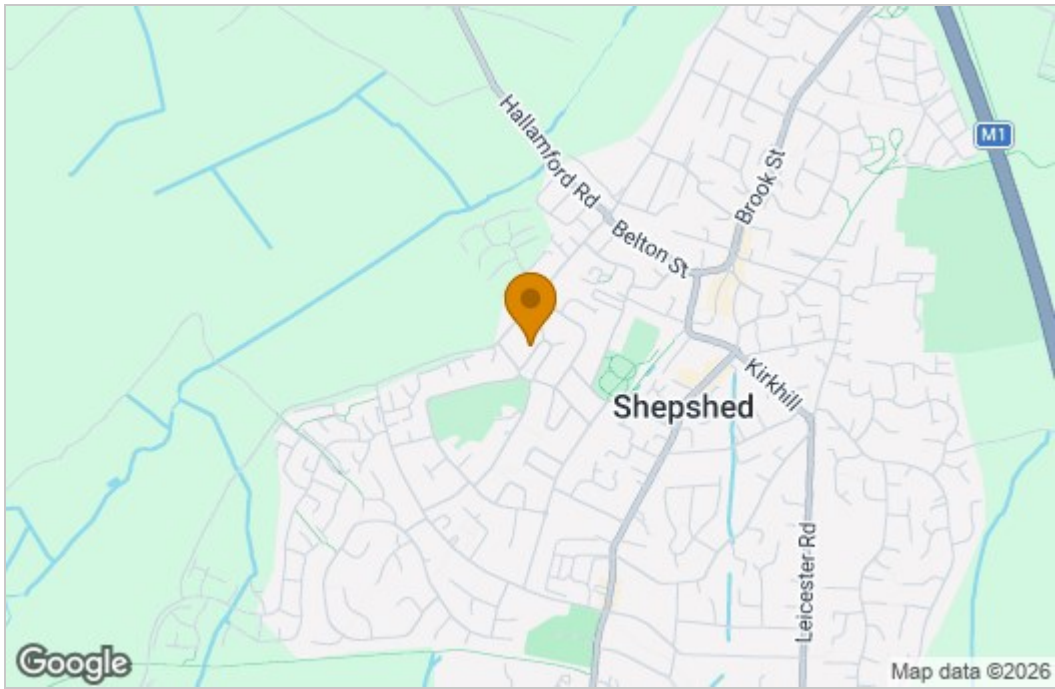
Extra Information

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

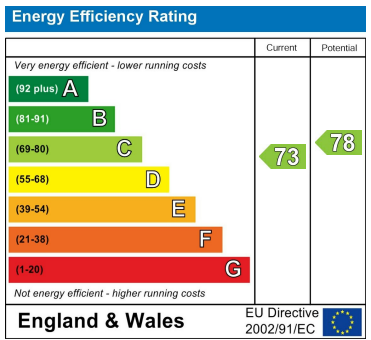
Floor Plan



Area Map



Energy Efficiency Graph



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