

Holden's

A Modern Estate Agent



6 The Paddock, Loughborough, LE12 9AY

£365,000

Located within close proximity to Shepshed town centre and its amenities is this extended detached bungalow being beautifully characteristic, presented and maintained throughout.

Summary

Located within close proximity to the vibrant town centre of Shepshed and its range of local amenities, this beautifully extended detached bungalow offers a charming and highly desirable family or down sizing home. The property is presented to a very high standard and has been meticulously maintained throughout, making it an appealing choice for discerning buyers. An internal viewing is highly recommended to fully appreciate the quality and character of this lovely residence.

The bungalow boasts landscaped gardens that provide a tranquil outdoor setting, featuring a cobble-paved seating area perfect for outdoor dining and relaxation. The gardens are thoughtfully designed, offering a combination of lawned areas and well-planned planting, creating an inviting and private environment. To the front, a generous driveway provides ample off-road parking, leading to a detached garage that offers secure storage and additional convenience with a inspection pit.

Internally, the property benefits from modern comforts including gas central heating and UPVC double glazing throughout, ensuring warmth and energy efficiency. The spacious entrance hall welcomes you into the home and provides access to all principal rooms. The generous lounge and dining area is ideal for entertaining guests or relaxing with family, and benefits from plenty of natural light. The fitted kitchen is both stylish and practical, equipped with quality appliances and ample storage, making meal preparation a pleasure.

The contemporary bathroom features modern fixtures and fittings, offering a sleek and functional space for daily routines. The bungalow comprises three well-proportioned bedrooms, each providing comfortable accommodation and versatile options for use as a guest room, home office, or additional storage space.

Situated at the head of a peaceful cul-de-sac, the bungalow benefits from outstanding rear views, adding to its appeal and sense of tranquility.

In summary, this exceptional property combines convenient location, attractive presentation, and thoughtful design, making it a perfect opportunity for a wide range of buyers. Early viewing is highly advised to avoid disappointment and to fully appreciate all that this wonderful home has to offer.

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.

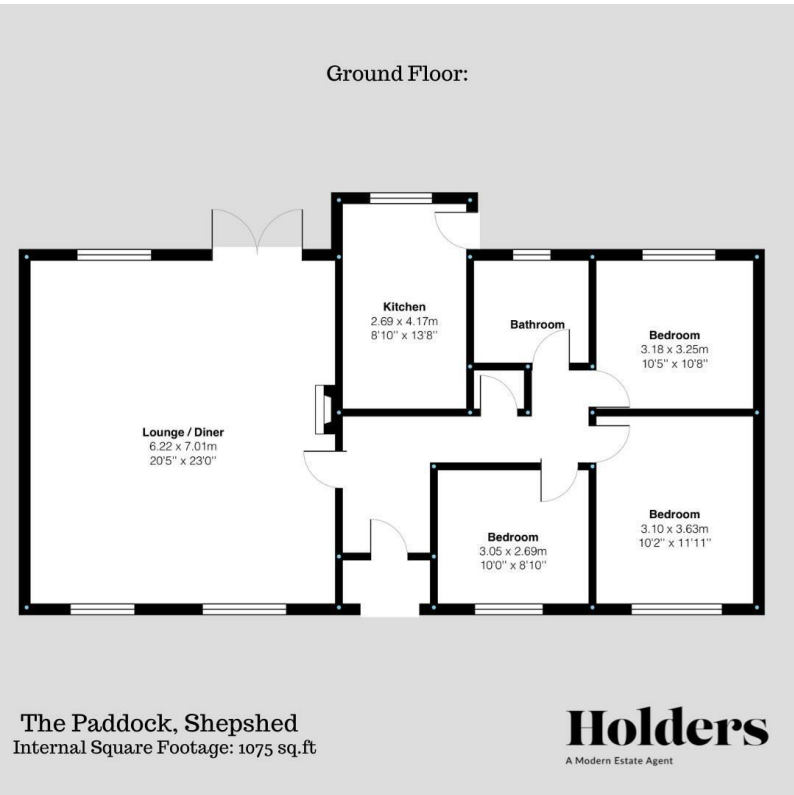
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

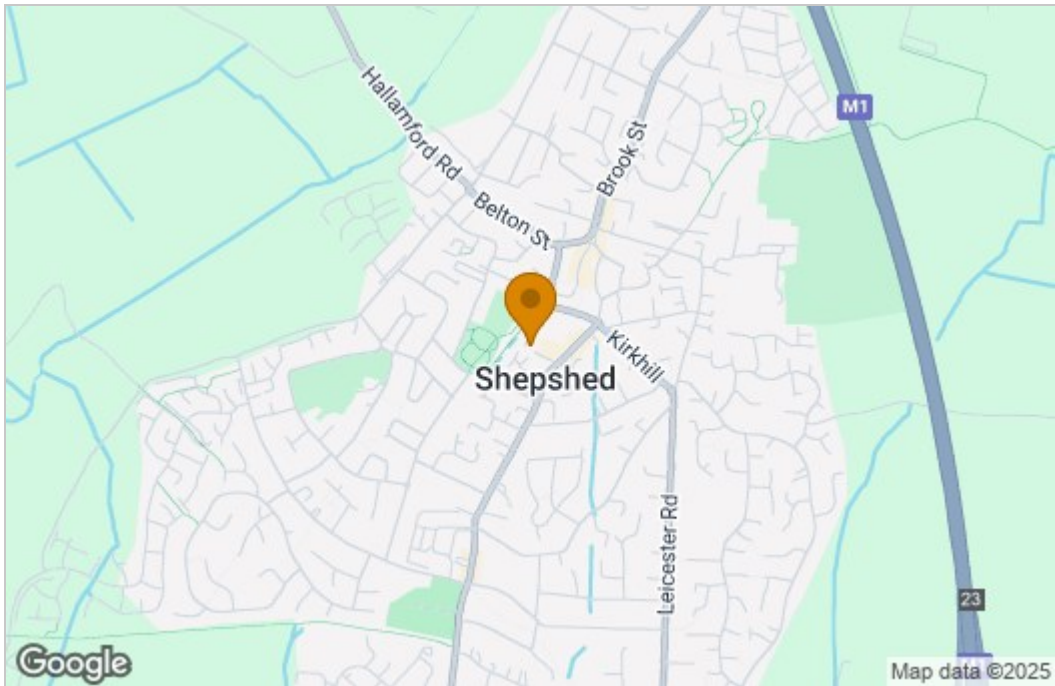
Extra Information

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

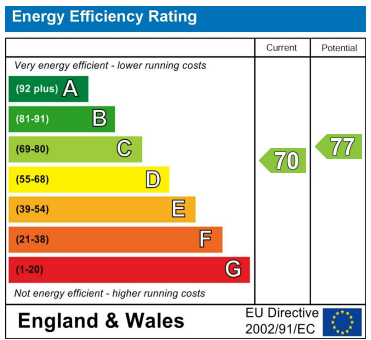
Floor Plan



Area Map



Energy Efficiency Graph



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.