

# Holdere

A Modern Estate Agent



84 Forest Street, Loughborough, LE12 9DA

£400,000

Holdere Estate agents are delighted to bring to market this larger than average four bedroom detached home in Shepshed. In brief the property offers an entrance hallway, lounge, dining room, kitchen, utility room, family room, downstairs w.c., four bedrooms with main having an en-suite and the separate family bathroom. Outside you find the property just set back from the road with parking for at least six cars to the front. To the side is further parking and a detached single garage. The rear landscaped garden is a great size and perfect for outdoor entertaining.

## Summary

Upon entry to the property through the front door, you're welcomed into a spacious entrance hallway. The hallway provides access to all ground floor accommodation as follows; downstairs w.c., lounge, family room, dining room, kitchen and utility room.

The downstairs w.c. is fitted with a two piece suite comprising low flush w.c. and wash hand basin.

The lounge is a great sized room situated at the front of the property, it features a large bay window to the front elevation and there is sufficient space in here for a sofa suite and the associated furnishing. The lounge flows seamlessly via an opening to the dining room.

The dining room is situated at the rear of the property, there are lovely views over the garden and it features a set of sliding doors allowing access straight outside.

The kitchen which can be accessed from the dining room and hallway is fitted with a matching range of wall and base units with countertops above. In the kitchen there is an oven with gas hob, inset sink drainer & space and plumbing for a dishwasher. Adjacent to the kitchen is the conveniently located utility room, featuring a matching range of units with countertops above. The utility room features under counter space and plumbing for a washing machine and space for a fridge/freezer, there is also a window and door to the rear elevation.

Completing the ground floor accommodation is the added benefit of an additional reception room, which would make an ideal family room or sitting room and has a bay window to the front elevation.

Ascending to the first floor you arrive on the landing, this provides access to all four bedrooms and the family bathroom.

The main bedroom is situated at the front of the property, it is a very large room complete with fitted wardrobes and en-suite bathroom.

The en-suite is fitted with a four piece suite comprising bath, low flush w.c., bidet, wash hand basin with storage below and frosted window to the side elevation.

Bedroom two is situated at the front of the property and is another very well proportioned double room complete with fitted wardrobes.

Bedroom three is at the rear of the property and another double room which enjoys views over the rear garden.

Bedroom four also benefits from a pleasant outlook over the rear garden and is a comfortable single bedroom. The current owners have it set up as a home office.

The family bathroom which serves the three bedrooms is fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin, low flush w.c. and frosted window to the rear elevation.

The rear garden is well maintained by the current owners, features a sizeable patio area and lawn, providing an idyllic setting for summer days. At the front a driveway provides off road parking for multiple cars and access to the detached single garage at the side of the property. The garage also benefits from lighting and power.

## Disclaimer

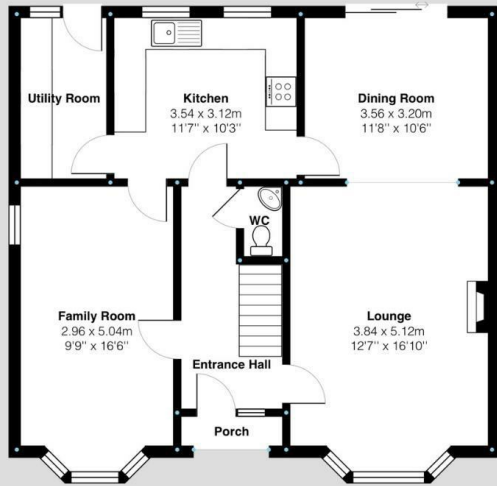
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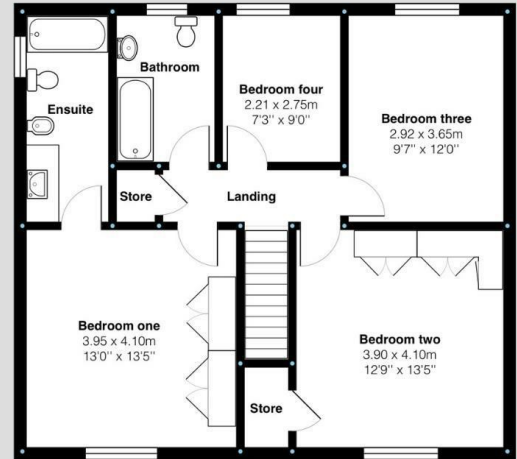
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# Floor Plan

Ground Floor:



First Floor:



Forest Street, Shepshed

Internal Square Footage: Approx 1620 sq.ft

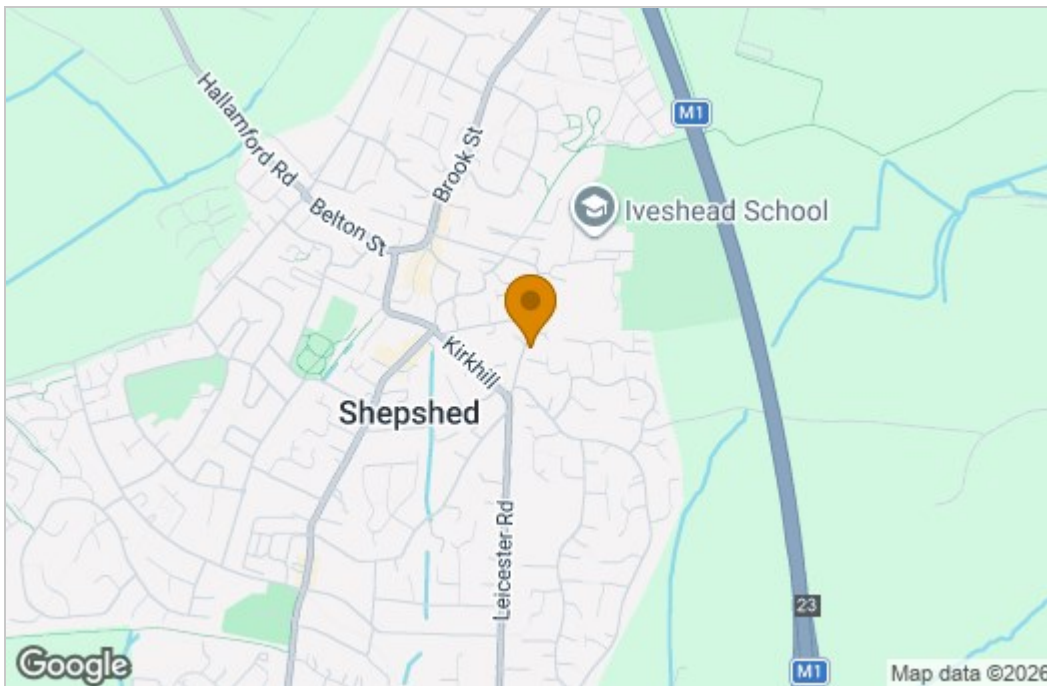
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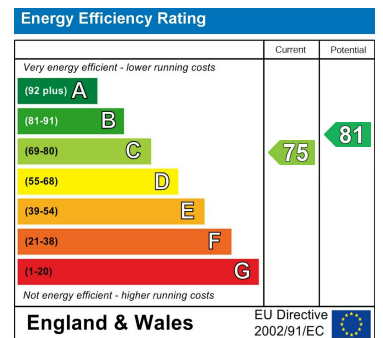
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## Area Map



## Energy Efficiency Graph



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