

# Holdere

A Modern Estate Agent



29 Ploughmans Drive, Shepshed, LE12 9SG

£230,000

Holdere Estate Agents are delighted to bring to market this immaculately presented and upgraded three bedroom semi detached home in Shepshed. In brief the accommodation offers an entrance porch & hallway, kitchen, dining room, lounge, three bedrooms two of which are doubles and newly fitted family bathroom. Outside it offers an attractive frontage with off road parking to the front and side with a lovely lawned garden too. To the side you find additional parking and access to the detached single garage. The rear garden is a great size and has various different areas to spend the summer months in all kept private and secure by wooden fencing.

## Summary

Upon entering the property, you find yourself in the entrance porch, which leads into the entrance hall featuring wood-effect vinyl flooring, a convenient cupboard that houses the electricity and gas meters, and a newly installed front door. There is a door that opens to the lounge and stairs that ascend to the first floor.

The living area is bright and welcoming, centred around an electric fireplace with a marble hearth and an Adam-style surround. The lounge, finished with wood laminate flooring and equipped with TV points, flows effortlessly into the dining area.

Continuing with the laminate flooring, the dining space includes an under-stairs storage cupboard and patio doors that open to the rear garden. A sliding door connects this area to the kitchen.

The kitchen is fitted with a variety of base, drawer, and wall units with countertops above, and includes a built-in stainless steel double oven, a four-ring gas hob with an extractor and an integrated fridge. There is plumbing and space available for a washing machine. The kitchen features ceramic tiled flooring, spotlights, a uPVC rear door leading to the garden, and a side-facing window.

As you ascend the stairs, you arrive at the carpeted landing, which includes an airing cupboard, loft access via a drop-down ladder and access to all three bedrooms and family bathroom. The combi boiler is located in the loft, with additional access over the boarded area for storage.

Bedroom One is a spacious and bright double bedroom located at the front of the property that includes a built-in double wardrobe.

Bedroom Two is another double bedroom that offers views over the rear garden.

Bedroom Three is a flexible single bedroom that overlooks the garden, making it ideal for use as a home office or additional storage/wardrobe space.

The family bathroom has been recently updated with a modern white three-piece suite, which includes a panelled bath with a shower over, a low-level W.C. and a vanity wash hand basin. It is finished with laminate flooring, an extractor fan, and a frosted uPVC window.

Outside, the property is situated in a tranquil cul-de-sac, just a short walk from local schools and

scenic countryside walks. At the front, there is off-road parking and a long side driveway that leads to a detached single garage equipped with an up-and-over door, lighting, and electrical power. The rear garden exceeds the average size, boasting a spacious lawn, a paved patio, a timber shed, and an astrourfed section at the back of the garden.

## 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

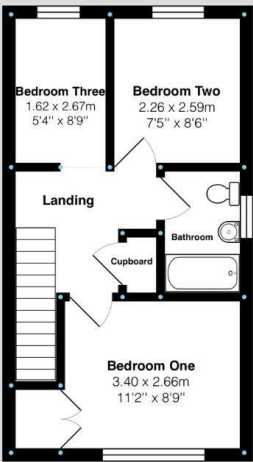
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Floor Plan

Ground Floor:



First Floor:



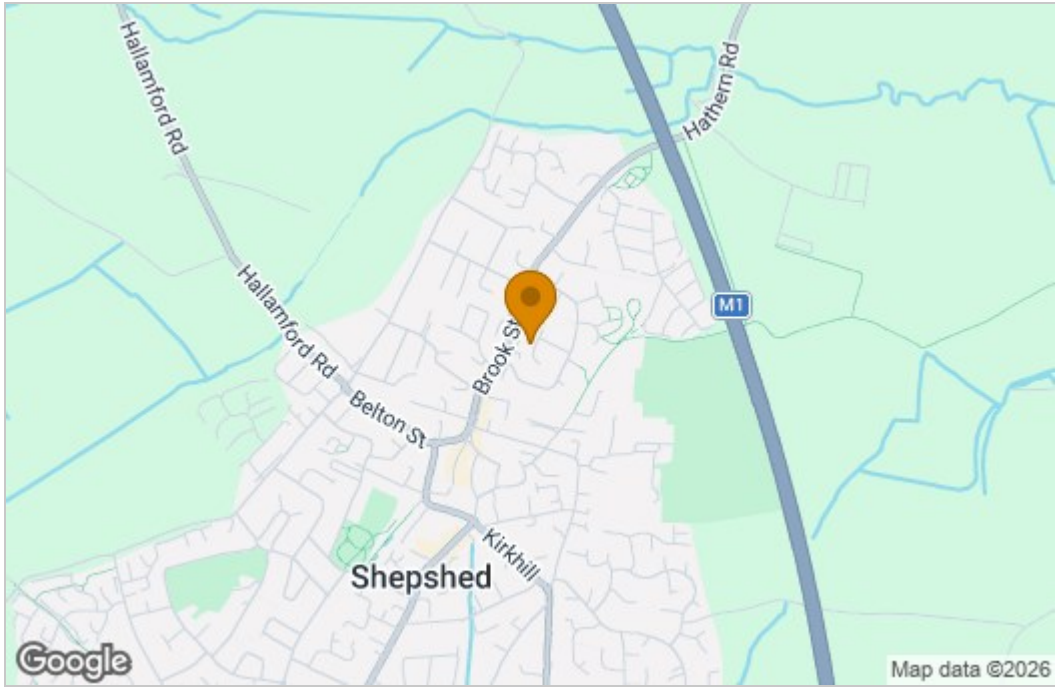
Ploughmans Drive, Shepshed  
Internal Square Footage: Approx 731 sq.ft



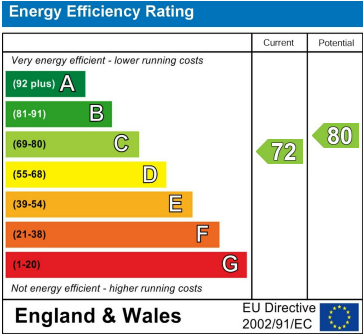
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Area Map



Energy Efficiency Graph



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