

# Holders

A Modern Estate Agent



46 Belton Street, Loughborough, LE12 9AB

£400,000

Holders Estate Agents are delighted to bring to market with no upward chain this substantial three/four bedroom detached dormer bungalow. The property is situated in the heart of Shepshed within easy reach of all the local amenities. Internally in brief it offers an entrance porch, hallway, lounge, kitchen/diner, sun room, utility room, dining room, wet room, three/four bedrooms one being en suite. There is a garage and parking to the lower ground floor and a lift too making the properties potential and accommodation on offer very versatile. It also offers off road parking for several vehicles and a very private South West facing wrap around rear garden.

## Summary

Upon entry to the property you arrive in the porch, there is a second door opening into the entrance hall.

The entrance hallway provides access to the lounge, dining room and there are stairs rising to the first floor.

The lounge is situated at the front of the home and it is a lovely large light filled room thanks to two bow windows, there is also a lovely stone feature fireplace and a door leading you to the kitchen/diner.

The kitchen/diner is fitted with a matching range of wall and base units with countertops above, there is an integrated electric oven and hob, integrated fridge & freezer, inset sink drainer, plentiful counter space and undercounted space too. It is ideally situated with the sun room at the rear and the dining room adjacent and it has a window to the side elevation and windows to the rear elevation and door to the sun room.

The sun room is situated at the rear of the property and has a lovely aspect over the garden as well as doors out to both sides, there is a utility room located just off this room with space and plumbing for a washing machine and dryer and a window to the side elevation.

The dining room is located adjacent to the kitchen and it is a very well proportioned room, there is a window providing a lovely outlook over the rear garden and a door opening to outside. From here you can access the lift, wet room, bedroom and study/bedroom four.

The wet room is perfectly set up complete with a low flush w.c. wash hand basin and shower area. It is also fitted with handles and non slip flooring for ease of use and safety.

Bedroom two is located at the front of the property ideally located next to the wet room, it also has a lovely elevated outlook to the front.

The last room on this floor is the Study/Bedroom Four, another versatile room subject to the new owners needs and requirements it too has a lovely view out to the front.

Ascending to the first floor you arrive on the landing, this provides access to both bedrooms.

The principal bedroom is situated at the rear of the property and enjoys a pleasant outlook over the rear garden, it also offers fitted wardrobe storage and large en-suite bathroom.

The en-suite bathroom is a great size, it is fitted with a three piece suite comprising large corner bath, low flush w.c. and wash hand basin with shelving and storage below. There is a sky light in here allowing natural light in and there is a large storage space housing the boiler.

Bedroom three is to the side elevation with a window providing a nice outlook, it also benefits from built in storage.

Outside you find the property located in an elevated position ideally located centrally in Shepshed within walking distance of all the local shops and amenities. To the front the property is set back behind a lawned garden with a block paved driveway allowing parking for up to three vehicles. Access to the garage is gained from here and there is an electrically operated up and over door, the garage benefits from lighting and power. The lift is located here which rises to the ground floor accommodation above.

To the rear is a lovely established South West facing rear garden, there are mature shrubs and borders flanking the boundaries as well as a large lawned area, patio area all of which is enclosed by fencing and hedging keeping it private and secure. The the side is an additional secret garden perfect as a veg patch or for additional planting.

## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

## Disclaimer

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4. Please note we have not tested the services or

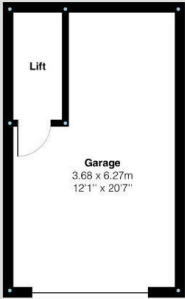
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# Floor Plan

Lower Ground Floor:



Ground Floor:



Belton Street, Shepshed

Internal Square Footage: Approx 1866 sq.ft

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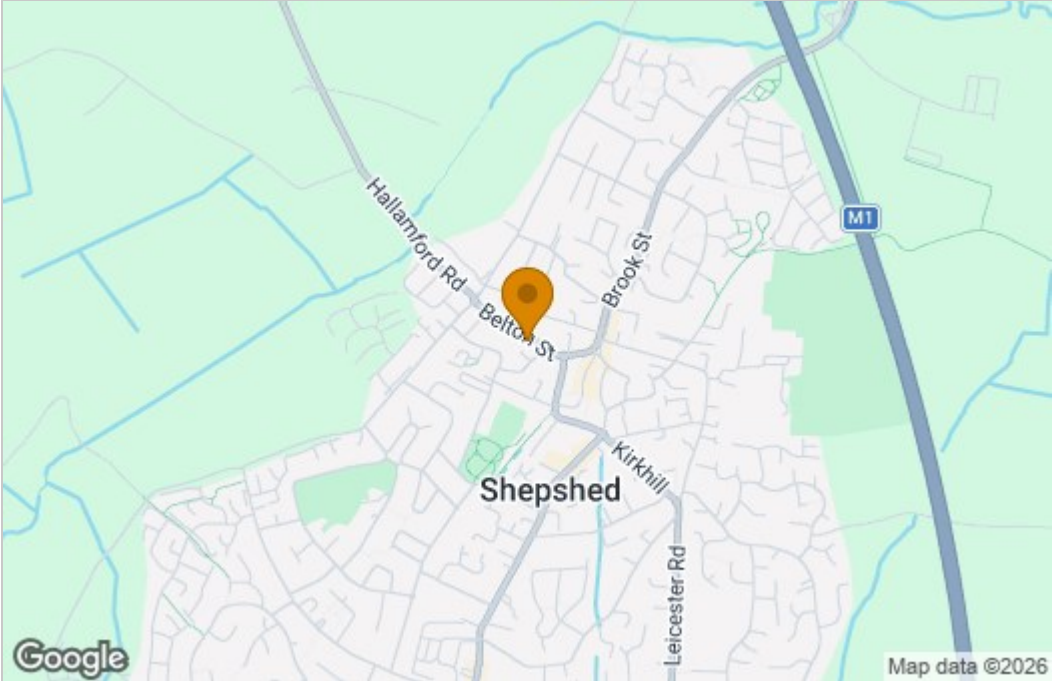
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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