

Holders

A Modern Estate Agent



51 Fairway Road, Loughborough, LE12 9BL

£343,000

Holders Estate Agents are delighted to bring to market this immaculately presented and upgraded four bedroom detached home in Shepshed. The property is situated on a private drive of just three homes.

Internally it offers upgraded modern interiors with the brief layout comprising an entrance hall, downstairs w.c., lounge, kitchen diner, four bedrooms and family bathroom. Outside it offers an integral garage and off road parking as well as a lovely landscaped South Facing rear garden.

Summary

Upon entry to the property via the storm porch and front door you arrive in the entrance hallway, this provides a useful space for cloaks and shoes it also gives access to the downstairs w.c., lounge and stairs rising to the first floor.

The downstairs w.c. is fitted with a modern two piece suite comprising close coupled w.c., wash hand basin with storage below and frosted window to the front elevation.

Following on from the hallway you arrive in the lounge, a spacious room that has a lovely outlook over the rear garden. In here you find sufficient space for a sofa suite and the associated furnishings as well as a feature fireplace, French doors out to the garden and door to the kitchen/diner adjacent.

The heart of the home is undoubtedly the stunning newly upgraded kitchen/diner. Benefiting from a light filled dual aspect with a window to the front elevation and bi-fold doors to the rear leading out to the garden. The kitchen is fitted with a modern matching range of wall and base units with roll edge countertops above, it features a breakfast bar area, one and a half sink drainer with mixer tap, five ring gas hob with extractor over, integrated dishwasher, integrated fridge freezer, space and plumbing for a washer dryer and eye level Bosch double oven. At the rear you find space for a dining set and chairs with a lovely backdrop of the garden beyond.

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

The principal bedroom is situated at the front of the property, it is a great sized double room and benefits from a useful over the stairs storage cupboard.

Bedroom two is situated at the front of the property and also has a useful built in storage cupboard.

Bedroom three & four are both at the rear of the property and enjoy a nice outlook over the rear garden.

The family bathroom is fitted with a modern three piece suite comprising bath with shower over, low flush w.c. and pedestal wash hand basin. The bathroom is also tiled throughout and has a ladder style radiator and frosted window to the rear

elevation.

Outside you find the property in a sought after location tucked away just off of Fairway Road. It is in close proximity to the local Ofsted rated excellent Primary School, bus route, walks and amenities. There is off road parking for at least two vehicles and a lovely lawned front garden separating this property from the neighbours. There is an integral single garage which is accessed via an electric roller shutter garage door, the garage also benefits from having lighting and power. To the rear via access at both sides of the property, you find the fully landscaped South Facing rear garden, it has a large patio area spanning the width of the home, two decked seating areas, large lawn with established borders to the perimeter all of which is kept secure and private by wooden fencing.

Disclaimer

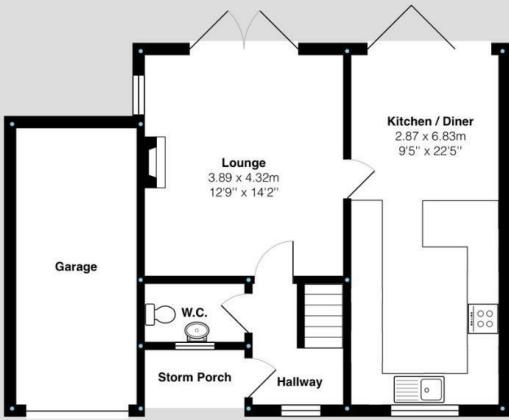
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Extra Information

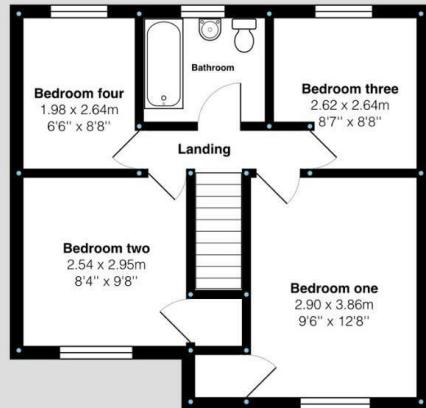
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



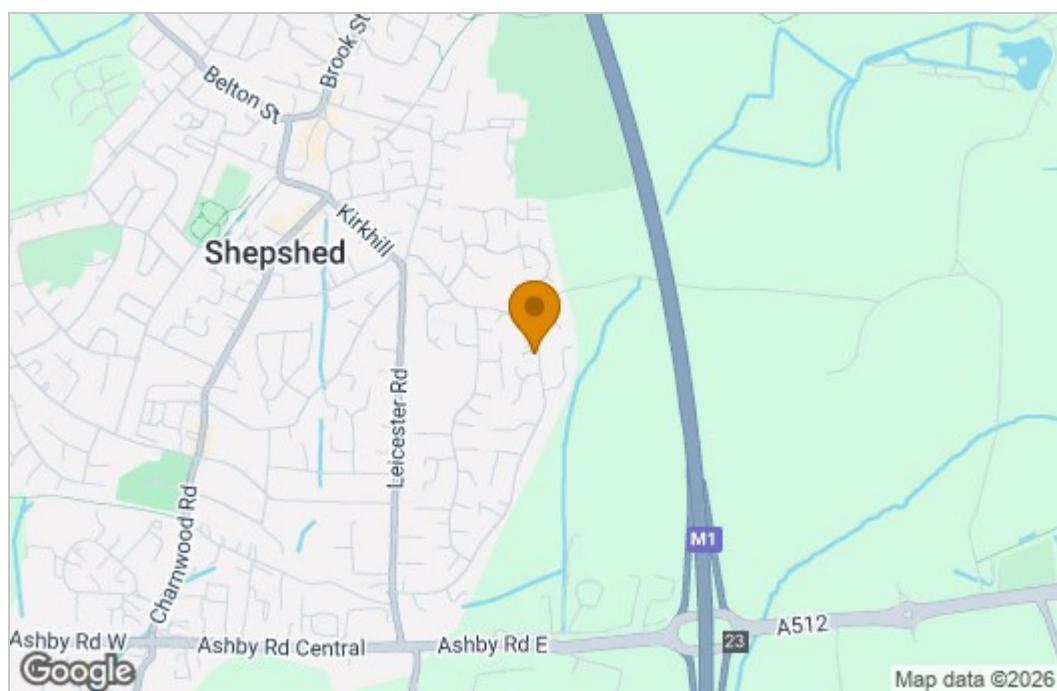
Fairway Road, Shepshed
Internal Square Footage: Approx 1123 sq.ft

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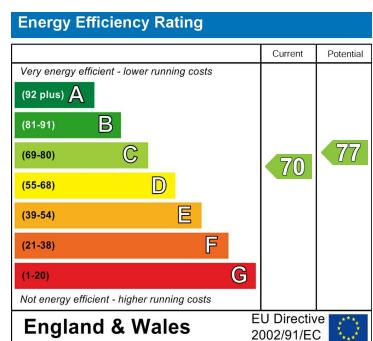
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Area Map



Energy Efficiency Graph



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