

# Holderns

A Modern Estate Agent



14 Fairway Road, Loughborough, LE12 9DS

£350,000

A delightful family home in a super plot with generous and beautifully landscaped gardens, and a double garage, as well as open-plan living space and four double bedrooms. The property is ideally situated in catchment for Newcroft Primary Academy. NO UPWARD CHAIN.

## Summary

Upon entering through the front door, you're welcomed into a spacious entrance hallway. Adjacent to it, you'll find a sizable W.C and a convenient storage cupboard. The ground floor living areas flow seamlessly, featuring a Large Lounge with three windows to front elevation allowing in plentiful light to the room. The dining room maintains an open-plan ambiance with doors to the rear garden, making a great space perfect for family gatherings. The kitchen, with door from the dining room, is equipped with fitted appliances such as cooker, gas hob, space and plumbing for dishwasher and washing machine. 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 affords views of the gardens.

The property continues to impress with its spacious layout upstairs, offering four sizeable bedrooms. Bedroom one and two are both sizeable rooms complete with the added benefit of fitted storage. The second bedroom is another sizeable double room boasting a splendid box bay window and in built storage space over the stairs. The property also offers a family bathroom of which is fitted with a three piece suite, comprising panelled bath, W.C and wash hand basin.

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, access to the double garage as well as access to the side leading to the rear 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

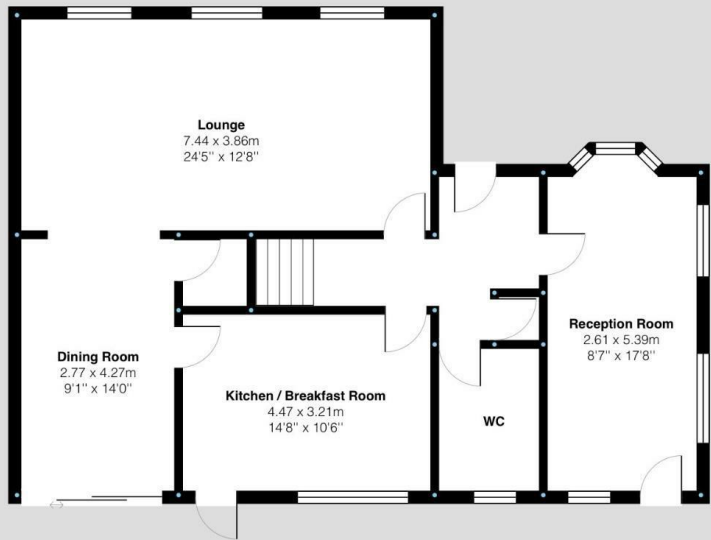
of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

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

Floor Plan

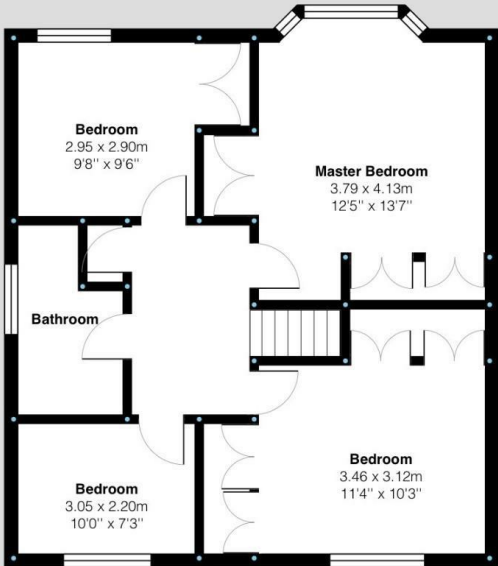
Ground Floor:



Fairway Road, Shepshed  
Internal Square Footage: Approx 1292 sq.ft

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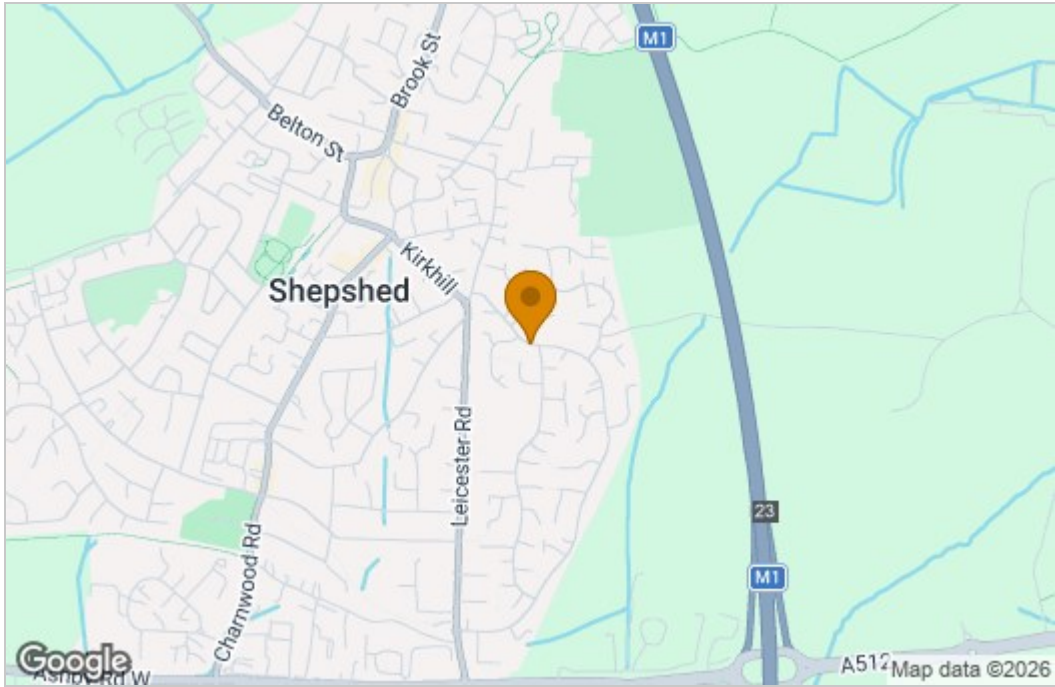
First Floor:



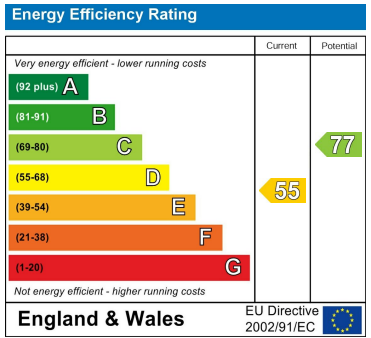
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Area Map



Energy Efficiency Graph



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