

# Holdings

A Modern Estate Agent



23 Countrymans Way, Loughborough, LE12 9RA

£250,000

Holdings Estate Agents are pleased to present this beautifully maintained and upgraded three-bedroom semi-detached home located in Shepshed. The accommodation briefly comprises an entrance porch and hallway, kitchen, dining room, lounge, and three bedrooms, two of which are doubles along with the family shower room. Externally, the property features an appealing frontage with double width off-road parking available at the front and further parking at the side. The rear garden is generously sized and low maintenance, offering various areas to enjoy during the summer months, all kept private and secure by wooden fencing. It also offers additional shed/storage options in the garden.

Upon entering the property, you are greeted by the entrance porch, which leads into the entrance hall adorned with wood-effect laminate flooring.

A door opens to the lounge, and stairs rise to the first floor.

The living area is bright and inviting, centred around an electric fireplace. The lounge, finished with wood laminate flooring and equipped with TV points, seamlessly transitions into the dining area.

Continuing with the laminate flooring, the dining space features an under-stairs storage cupboard and patio doors that open to the rear garden. An opening provides access to the kitchen.

The kitchen is equipped with a range of base, drawer, and wall units topped with countertops, and includes a built-in stainless steel oven, a four-ring gas hob with an extractor. There is plumbing and space available for both a washing machine and a dishwasher as well as space for a fridge freezer. A window on the side elevation allows ample natural light to enter.

As you ascend the stairs, you reach the carpeted landing, which features an airing cupboard, loft access via a drop-down ladder, and access to all three bedrooms and the family shower room.

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

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

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

The family shower room is fitted with a modern white three-piece suite, which includes a corner shower, a low-level W.C., a pedestal wash hand basin, and a frosted window on the side elevation.

Outside there is a low maintenance rear garden with various different seating options and areas as well as useful sheds for storage. There is additional space to the side of the property for further parking if required behind gates.

### **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.

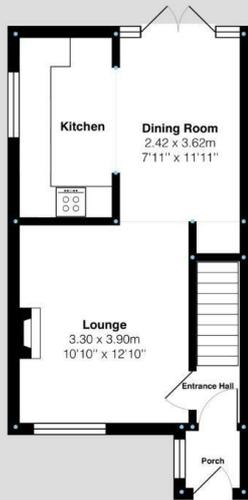
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### **Extra information**

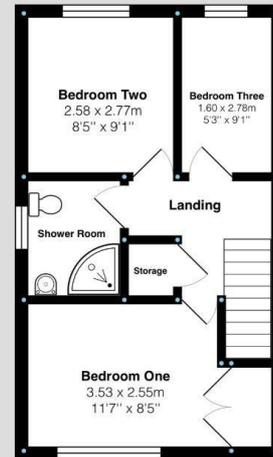
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# Floor Plan

Ground Floor:



First Floor:



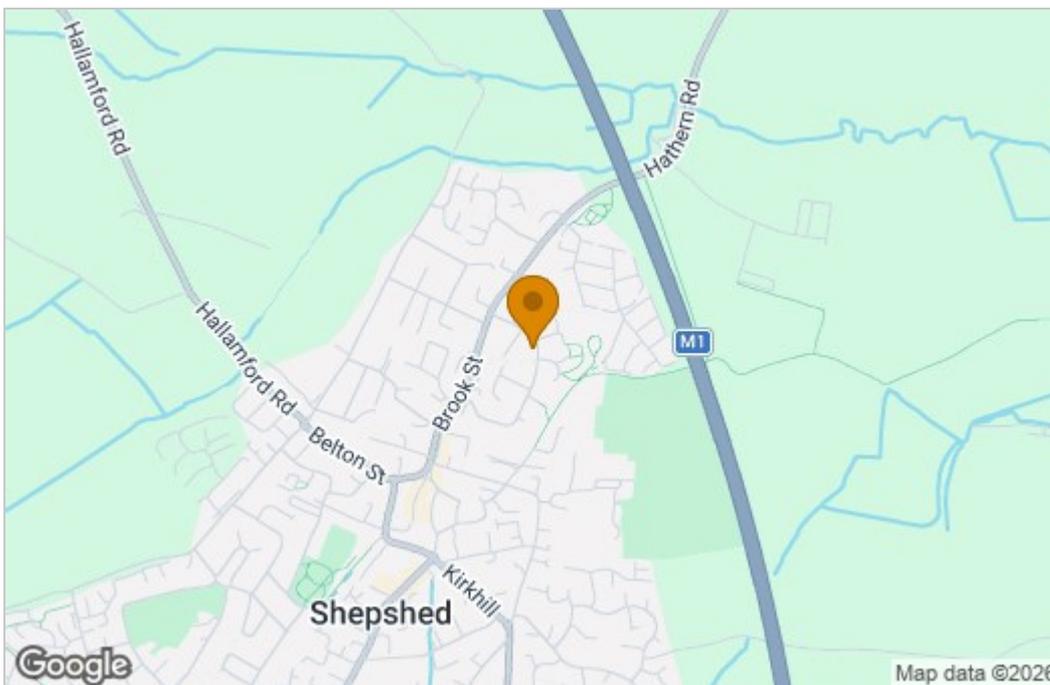
Countrymans Way, Shepshed  
Internal Square Footage: Approx 725 sq.ft

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## Area Map



## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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