

Holdere

A Modern Estate Agent



71 The Meadows, Loughborough, LE12 9QL

Offers over £275,000

Holdere Estate Agents are delighted to bring to market this substantial extended semi detached home. The property is located in a sought after area in Shepshed, internally the extended accommodation is over three floors and offers an entrance hallway, large kitchen diner, downstairs w.c, lounge and conservatory. On the first floor there are three double bedrooms all of which offer en-suite facilities. The property also offers a loft conversion spanning the width of the property, currently set up as a bedroom but could be used as a play room, home office or additional reception space. Outside you find a large driveway providing off road parking for at least 5 cars, there is a carport to the side which in turn leads to the detached double garage at the rear. There is also a low maintenance garden with a patio area and lawn.

Summary

Upon entry to the property you arrive in the entrance hall, this provides access to the lounge and kitchen/diner. There are stairs rising to the first floor and a window to the front allowing plenty of natural light in.

The kitchen/diner is fitted with a matching range of wall and base units, it is a very large room complete with a breakfast bar/island whilst also offering enough space for a further dining/seating area if required. It has tiled flooring throughout, space and plumbing for a dishwasher, range cooker and window to the front elevation, door to the side/car port and glazed french doors opening to the conservatory at the rear. Located from the kitchen/diner is the conveniently located downstairs w.c.

The downstairs w.c. comprises a low flush w.c., wall mounted gas boiler and frosted window to the rear elevation.

The lounge spans the full width of the property as is complete with a window to the front elevation, French doors at the rear to the conservatory and feature gas fireplace.

The conservatory at the rear can be accessed via the kitchen/diner & lounge. It is of brick and PVCu construction with two sets of patio doors out to the garden. The conservatory is a great sized room and is currently set up as a large dining room.

Ascending to the first floor you arrive on the landing, this provides access to all three bedrooms, Jack and Jill en suite bathroom. and stairs rising to the second floor.

All three bedrooms are double rooms, there are two at the front of the property and one at the side all of which have en-suite facilities. One is an ensuite shower room, one an en-suite bathroom and the remaining requires finishing but currently houses a w.c. and sink.

Ascending to the top floor you arrive in the fourth bedroom, it offers plentiful storage to one end and there are skylights throughout allowing natural light in.

Outside you find the property set back from the road with a large driveway providing off road parking for at least five vehicles, to the side is the carport complete with electric roller shutter which in turn leads to the detached double garage and

rear garden. The detached double garage provides further parking and car storage if required but also has potential to be converted to a home office/gym or home business subject to necessary planning consents. The rear garden features a large paved patio area and lawn, all of which is kept secure and private by wooden fencing.

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

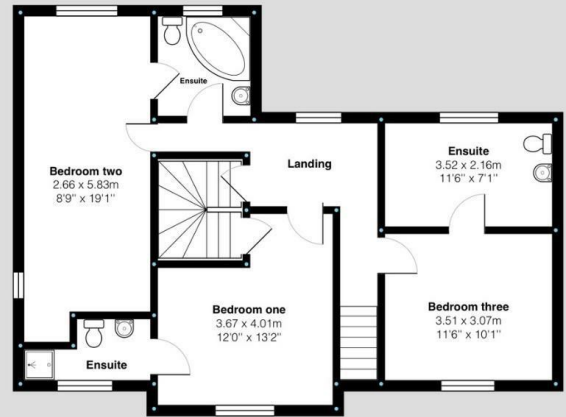
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



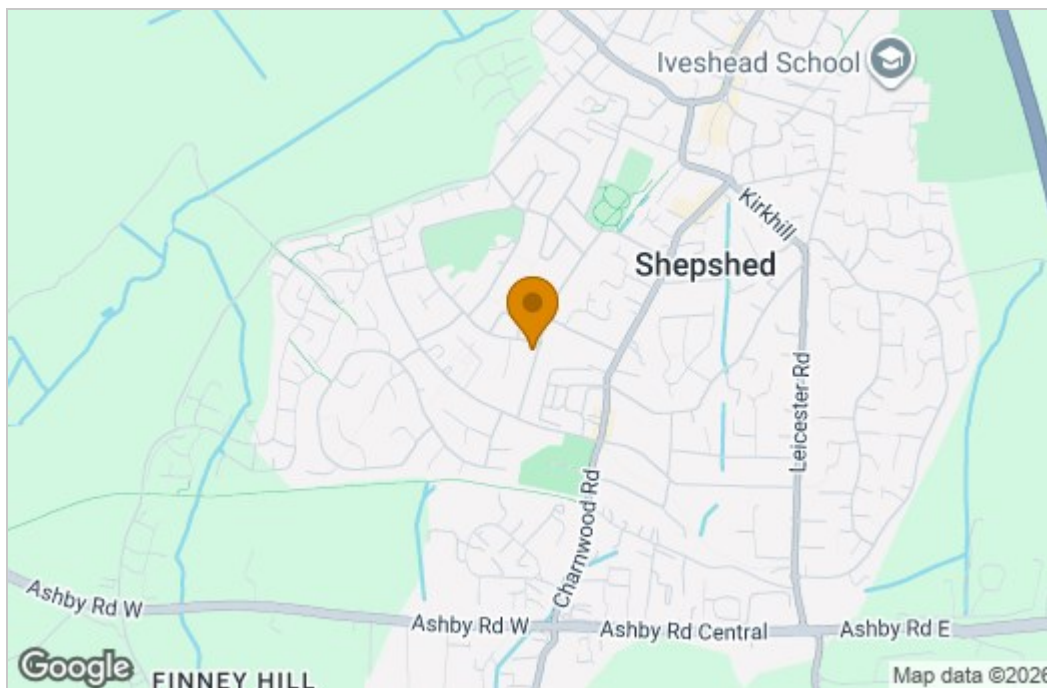
The Meadows, Shepshed
Internal Square Footage: Approx 1945 sq.ft

Holdere
A Modern Estate Agent

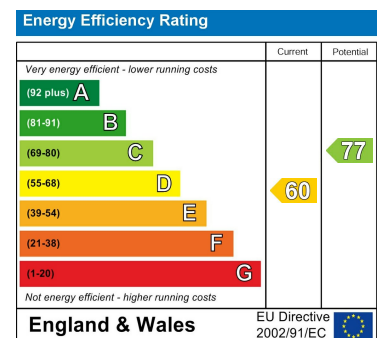
The Meadows, Shepshed
Internal Square Footage: Approx 1945 sq.ft

Holdere
A Modern Estate Agent

Area Map



Energy Efficiency Graph



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.

1 Field Street, Shepshed, LE12 9AL
Tel: 01509n 451100 Email: hello@holdersestateagents.co.uk