

Holdere

A Modern Estate Agent



43 Orchard Close, Loughborough, LE12 9UB

£235,000

Holdere Estate Agents are delighted to bring to market with NO UPWARD CHAIN this well proportioned three-bedroom end of terraced home. The property has had a great former lettings history and is ready for the new owners to put their own stamp on it. Ideally positioned within a popular Shephed cul-de-sac, offering two reception rooms, a ground floor WC, Kitchen, three bedrooms & family bathroom, driveway, garage and an enclosed rear garden. Ideally suited to families and professionals alike, the property combines practical living space with a convenient location close to local amenities and transport links.

Summary

Situated in a popular residential cul-de-sac within the well-served market town of Shepshed, this well-presented three-bedroom home offers spacious and versatile accommodation, making it an ideal choice for first-time buyers, growing families or those looking to downsize without compromising on living space. Conveniently positioned close to local amenities, reputable schools and excellent transport links, the property combines a peaceful setting with everyday practicality.

The accommodation begins with a welcoming entrance hallway, providing access to a convenient ground floor WC and the principal living spaces. To the front of the property, the generous lounge enjoys a pleasant outlook through a large front-facing window, creating a bright and comfortable space to relax. To the rear, the fitted kitchen offers ample storage and worktop space, while a separate dining room provides an excellent setting for family meals and entertaining, with French doors opening directly onto the rear garden to create a seamless connection between the indoors and outside during the warmer months.

The first floor benefits from a useful storage cupboard off the landing, alongside three well-proportioned bedrooms, each offering flexible accommodation for families, guests or those working from home. Completing the first floor is a family bathroom fitted to serve the household.

Externally, the property enjoys a driveway providing off-road parking and leading to an attached single garage, offering additional storage or secure parking. To the rear, the enclosed garden is predominantly laid to lawn, providing a safe and private outdoor space for children to play, pets to enjoy and keen gardeners to personalise.

Offering well-balanced accommodation in a desirable residential location, this attractive detached home presents an excellent opportunity for buyers seeking comfortable family living in the heart of Shepshed.

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.

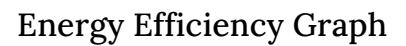
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Holders



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>		70	75
England & Wales		EU Directive 2002/91/EC	

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