

Holdings

A Modern Estate Agent



38 Garendon Road

Shepshed, Loughborough, LE12 9NX

£269,950



38 Garendon Road

Shepshed, Loughborough, LE12 9NX

£269,950



Upon entering the property via the spacious entrance hallway, this provides access to all ground floor accommodation and boasts a light and airy entrance space.

Situated to the front of the property is a well sized Lounge, boasting dual aspect with a feature bay window to front elevation - making a great space for all to enjoy. The heart of this home is the stunning extended kitchen / dining room which is a social space and boasts an array of units, space for an upright fridge / freezer, space and plumbing for a washing machine, plentiful space for a dining set, a velux skylight and large french patio doors letting in plentiful natural light to this space.

There are two bedrooms both double in size, one boasting fitted storage and the other featuring wonderful views of the rear garden. Completing the living accommodation is a newly fitted bathroom complete with a bath with shower over, wash hand basin, towel radiator and complimentary tiled surround. There is also a separate w/c.

To the front the property boasts off road parking for three cars and side gated access leads onto the rear garden. The rear garden has been landscaped and includes a large store making an ideal storage space. The garden is privately aspected and boasts an array of seating areas and planted spaces. To the rear of the garden is a detached garage with a up and over door, which can be also accessed off of Garendon Road.

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.



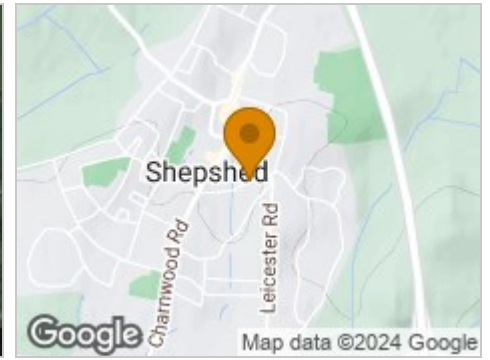
Road Map



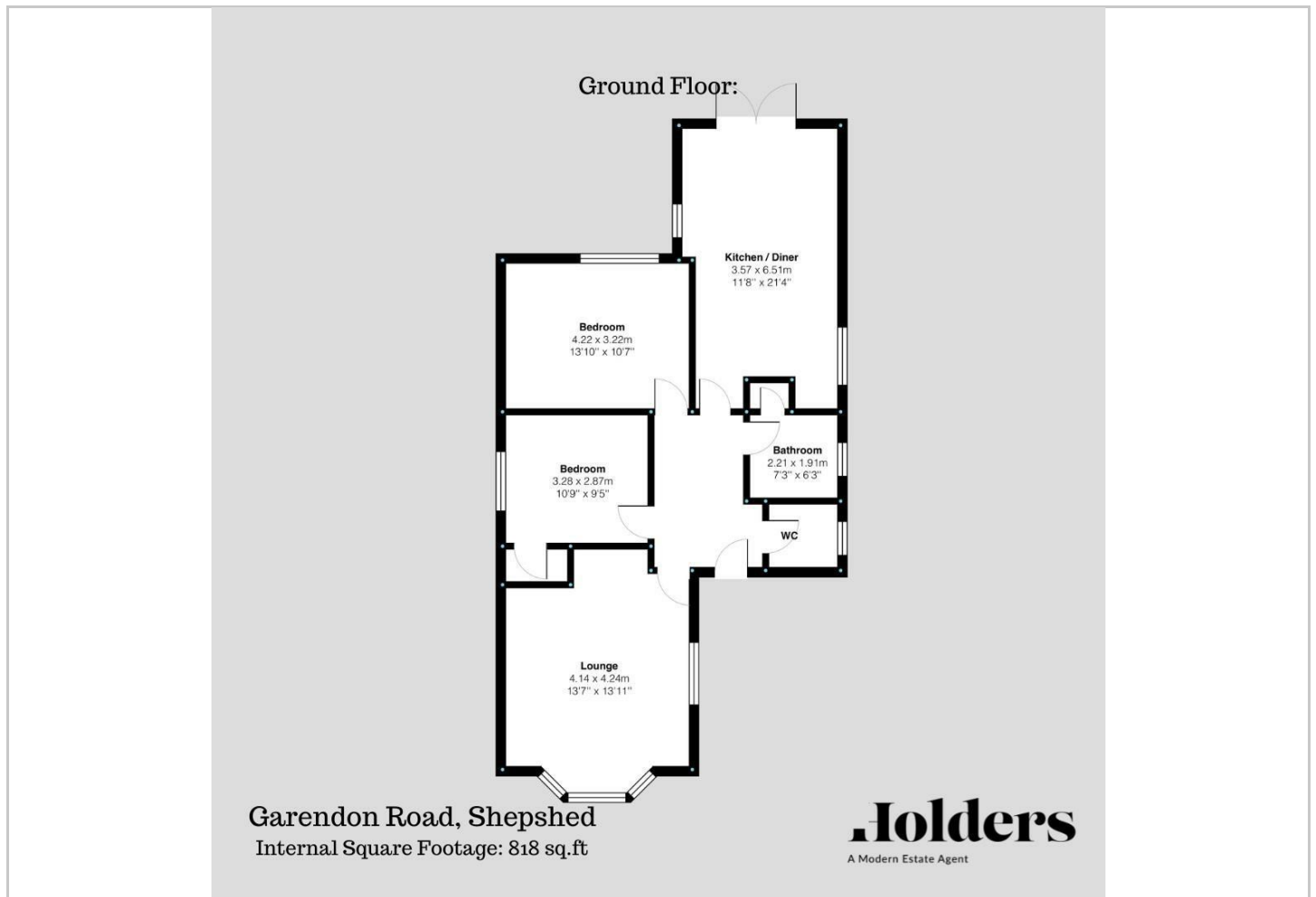
Hybrid Map



Terrain Map



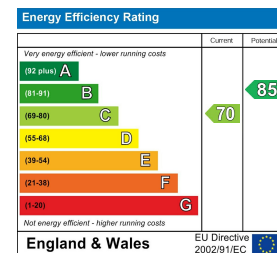
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

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.