

Holderr

A Modern Estate Agent



20 Pentland Avenue

Shepshed, Loughborough, LE12 9BH

Offers over £325,000



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The property is situated within the catchment area for Newcroft Primary Academy - rated Outstanding by Ofsted and also within walking distance of the Iveshead school campus. Within the town there is a full array of local amenities. The M1 motorway junction 23 is within easy reach and gives excellent access to both East Midlands & Birmingham airports, and the cities of Leicester, Nottingham, Derby and Birmingham.

Upon entering the property via the entrance hallway, this provides access to w/c, stairwell rising to first floor and door to the lounge. The lounge has a lovely light aspect with view out towards the conservatory and garden. The conservatory is very well presented room which could be used for a variety of uses complete with doors out to garden. The dining room is a great entertaining space with window out to the garden and door leading into the kitchen.

The breakfast kitchen is fitted with a range of base and eye level units, inset sink, storage cupboard units, work surface with space for cooker, space for washer, space for a fridge/freezer, wall mounted boiler and door out to the side elevation.

On the first floor the master bedroom complete with built in wardrobes useful for storage. The second double bedroom faces the front and the third bedroom is to the rear. The bathroom is complete with a matching white suite consisting of corner bath with shower over, low flush w.c and wash hand basin.

The property is double glazed throughout and very well maintained.

Outside to the front the large driveway allows plentiful off road car parking in front and to either side of the property. The front garden has a lawned area separating the driveway from the neighbours and the driveway is tarmac. The rear south facing garden is laid to lawn and is complete with a large patio area, single garage to side elevation, outside tap and being fully secure with gated access.

Agent note: The property does have the benefit for potential to extend. There is lapsed planning that was approved for an extension resulting in a fourth bedroom and other additions. Provisional drawings were also put in place for a substantial extension to the side elevation. This would be subject to the necessary planning consents but the plot allows scope for future extensions and development to the discerning purchaser. Plans can be seen at the end of the property photos.

Disclaimer

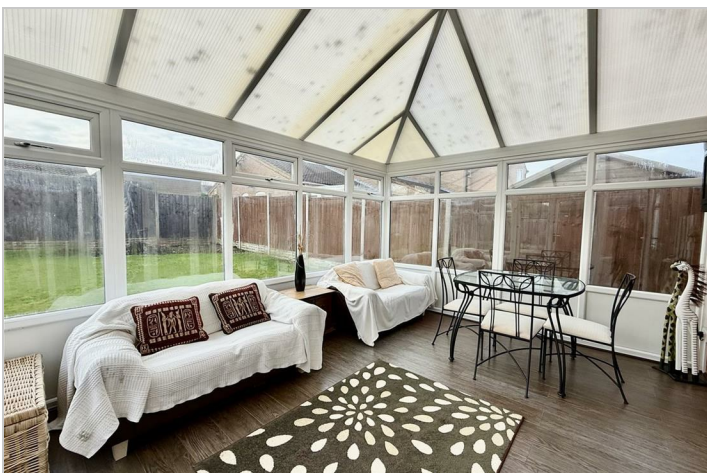
1. Intending purchasers will be asked to produce identification documentation.

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

Ground Floor:

Conservatory
4.08 x 3.45m
13'5" x 11'4"

Dining Room
2.70 x 3.00m
8'10" x 9'10"

Lounge
4.06 x 4.37m
13'4" x 14'4"

Kitchen
2.70 x 3.87m
8'10" x 12'8"

WC

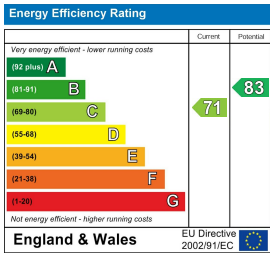
Pentland Avenue, Shepshed
Internal Square Footage: 1313 sq.ft

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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 firms employment has the authority to make or give any representation or warranty in respect of the property.