

# Holders

A Modern Estate Agent



43 Springfield Road, Loughborough, LE12 9QW

£320,000

An individually designed and constructed detached family home boasting spacious living accommodation arranged over two floors. The property is set on a larger than average plot allowing scope to extend subject to necessary planning consents. Brought to the market with no upward chain.

Introducing an exquisitely designed and meticulously constructed detached family home, this property offers an impressive amount of living space thoughtfully arranged over two expansive floors. Nestled on a larger-than-average plot, it presents a unique opportunity for potential extensions or modifications, subject to obtaining the necessary planning permissions. This home comes to the market with the added benefit of no upward chain, making it an attractive prospect for prospective buyers.

Upon entering, you are greeted by a welcoming entrance hallway that provides a warm and inviting atmosphere. This hallway serves as the backbone of the home, providing easy access to the generously proportioned lounge, where natural light floods in through the bay fronted window, creating a bright and airy living space. Also accessed via the entrance hallway is the kitchen which has a range of base and eye level units and access to the ground floor w/c, utility room and rear lobby onto the rear garden.. The ground floor also features a convenient secondary reception room, ideal for use as a study, playroom, or additional living space.

As you ascend to the upper floor, you will find three spacious double bedrooms, each designed to offer comfort and privacy. These bedrooms are accessed via a well-lit landing area. Completing the internal layout is a family bathroom, thoughtfully equipped with both a bath and an overhead shower, catering to the needs of the entire household.

Externally, the property is set upon a generous plot, enhancing its appeal. The front of the home features a charming fore garden complemented by a driveway that provides ample off-street parking. At the rear, a spacious garden awaits, offering a perfect setting for outdoor entertaining, gardening, or simply enjoying the tranquility of your own private space. Additionally, a sizeable garage provides extra storage or workshop potential, further adding to the practicality of this delightful family home.

### **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.

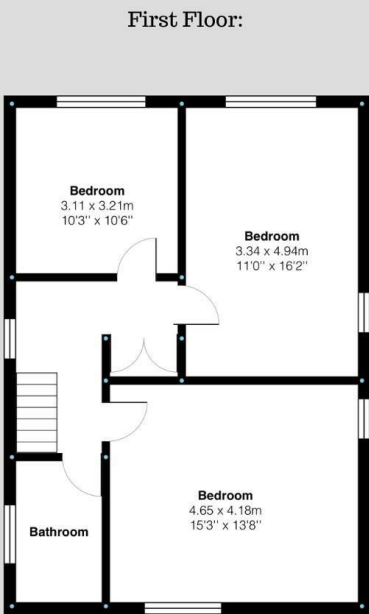
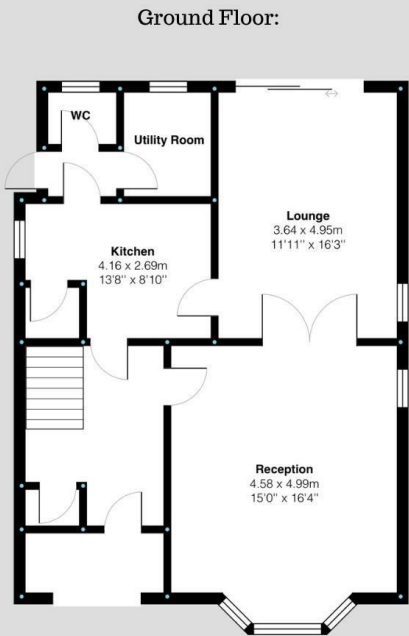
3. The measurements indicated are supplied for guidance only and, as such, must be considered

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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Floor Plan



Springfield Road, Shepshed  
Internal Square Footage: 889 sq.ft

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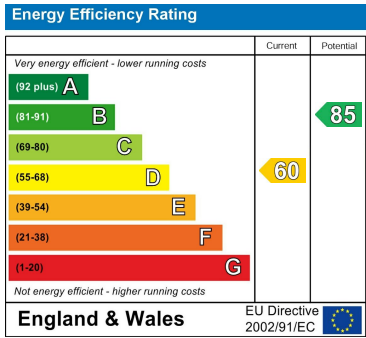
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Area Map



Energy Efficiency Graph



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