

# Holderr

A Modern Estate Agent



## 109 Charnwood Road

Shepshed, Loughborough, LE12 9NL

£165,000



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Upon reaching Charnwood Road, you will enter through a gate that leads to an attractive low maintenance front garden.

The main entrance door opens directly into the living room, which features a double-glazed window facing the front and a staircase leading to the first floor. This inviting space is ideal for relaxation, showcasing modern decor and laminate flooring. From here, you can access the kitchen/dining/family room, a flexible area that can accommodate either a dining table and chairs or a sofa. The kitchen is equipped with a variety of matching base units and solid oak butcher block countertops. It includes built-in appliances such as an oven, hob, and extractor fan. The property also has a stylish stove/wood burner, which also features a charming pizza oven. A convenient storage cupboard located under the stairs enhances the room's functionality, and there is access to the inner lobby. Completing the ground floor is a newly installed bathroom, which includes a WC, a wash hand basin with storage underneath, and a bath with an overhead shower.

As you ascend to the first floor, you will discover three bedrooms, each with its own double-glazed window. Returning to the ground floor and stepping outside, you will find a spacious garden divided into sections. There is an Astro-turfed seating area suitable for a table and chairs, along with a loose bark area that provides access to two storage sheds, in addition to a brick-built store that is equipped with electricity and drainage, currently

utilized for a washing machine and dryer. The property also offers a right of access along the side for bins, complete with gated entry.

## 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.





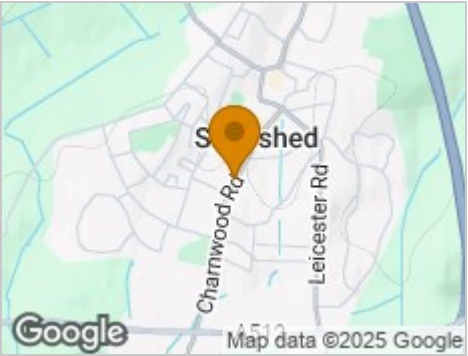
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Bathroom

Kitchen  
3.45 x 3.50m  
11'4" x 11'6"

Lounge  
3.45 x 4.41m  
11'4" x 14'6"

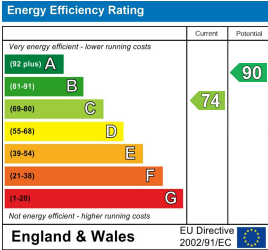
Charnwood Road, Shepshed  
Internal Square Footage: 743 sq.ft

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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.