

Holders

A Modern Estate Agent



20 Orchard Close, Loughborough, LE12 9UB

£240,000

Holders are delighted to present this charming three-bedroom end of terrace home house situated in the highly desirable Charnwood village of Shepshed. Perfectly positioned at the end of a quiet cul-de-sac, this home offers both privacy and convenience to local ammeneties.

Upon entering the property, you find the entrance hallway that leads to a ground floor W/C. The two piece suite comprises of a low flush w.c, wash hand basin, radiator and window to the front elevation. Leading on you find a spacious lounge with a window to the front elevation making this a lovely bright room. The bright and spacious kitchen diner features a stylish modern design with a selection of fitted wall, base, and drawer units complemented by wood worktops. It includes a one-and-a-half bowl stainless steel sink with drainer, integrated eye level electric oven and grill, built-in gas hob and a sleek stainless steel & glass extractor hood. The area offers ample space for a fridge freezer and under-counter space and plumbing for a washing machine. There is also plenty of space for further dining furniture/seating as well as under counter space allowing a mini breakfast bar/seating off the kitchen. Located off the kitchen diner is the conservatory which runs the full width of the house, with windows to the rear and French doors out to the garden from the side.

Ascending to the first floor you find three bedrooms, family bathroom and storage cupboard off the landing. The main bedroom has the added benefit of fitted wardrobes and views out to the rear garden. The two additional bedrooms overlook the front elevation, great as bedrooms or a home office depending on what the new owner requires. The three piece family bathroom comprises a wash hand basin, W/C, bath with shower over and built in shower screen. There is also a window to the rear elevation providing ventilation and light to the room.

To the front of the property, you'll find a well-maintained fore garden featuring a variety of established shrubs and trees. The tarmac driveway offers ample off-road parking for several vehicles. Heading to the side gated access you lead onto the enclosed rear garden, which is mainly laid to lawn and gravelled areas providing a lovely outdoor space perfect for seating and outdoor entertaining.

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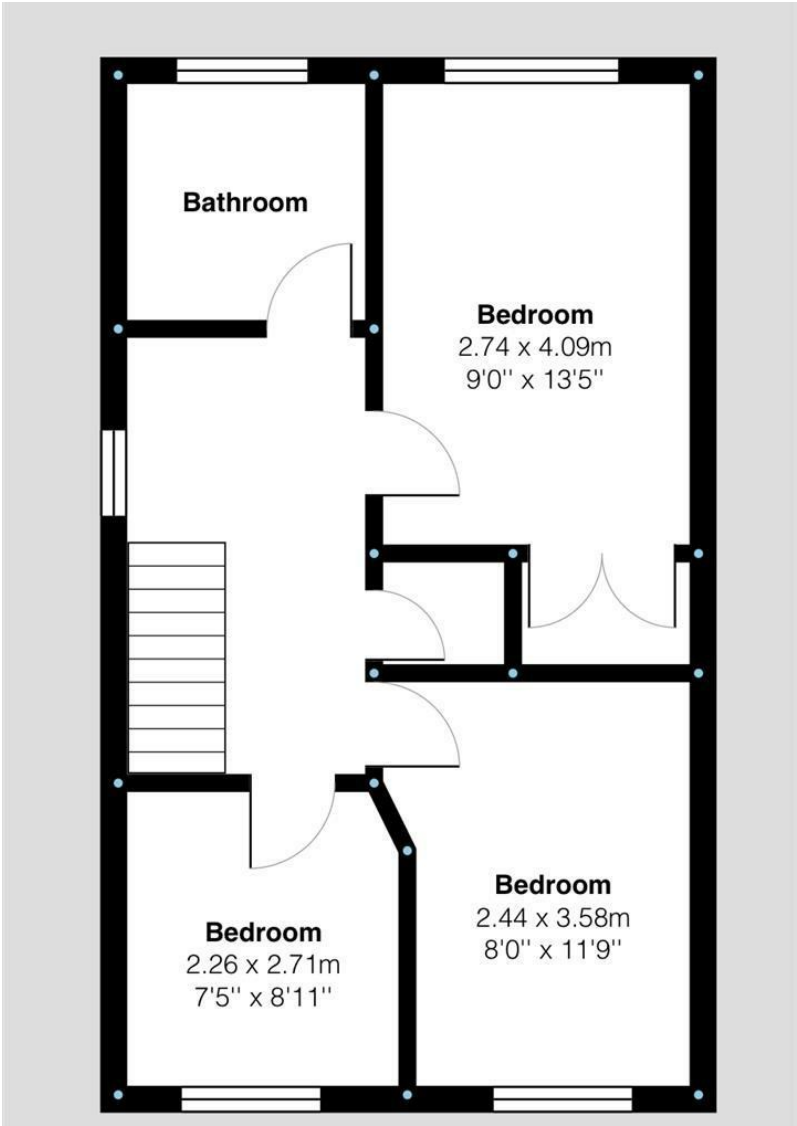
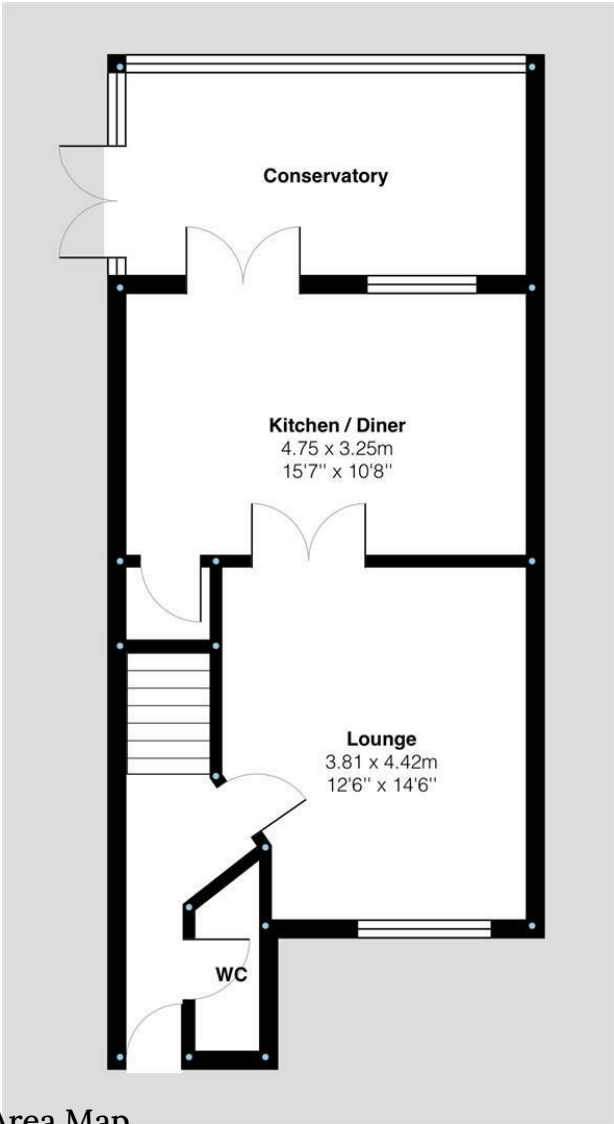
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

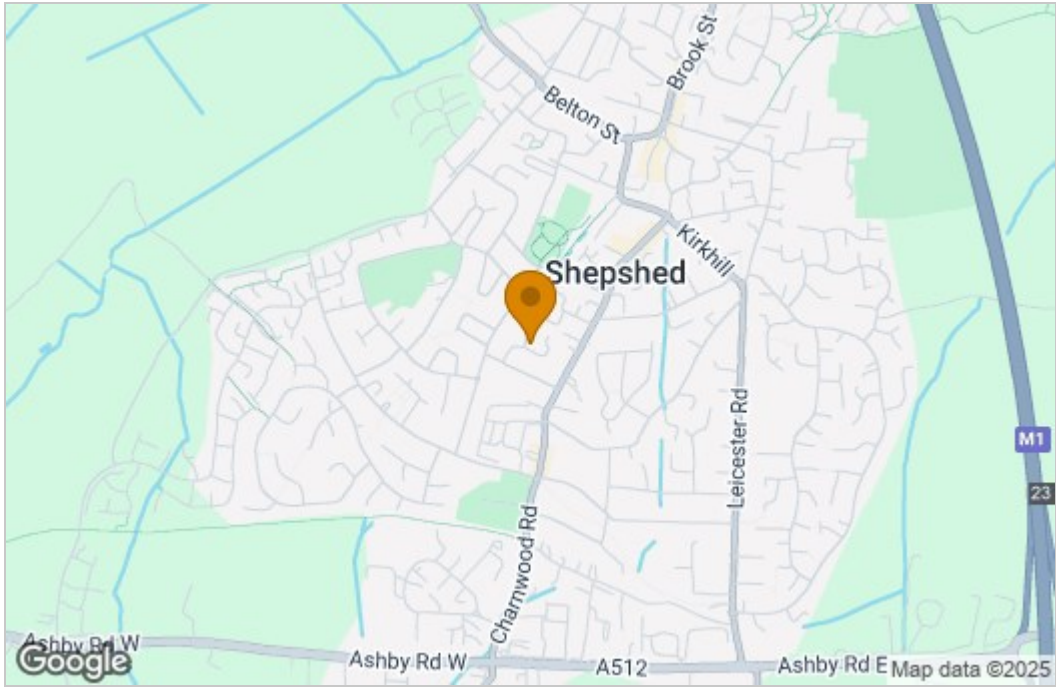
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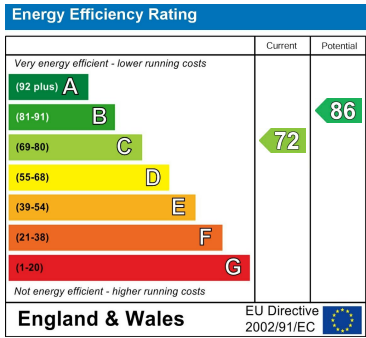
Floor Plan



Area Map



Energy Efficiency Graph



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