

Holdere

A Modern Estate Agent



77 Grange Road, Loughborough, LE12 9LJ

Offers over £240,000

Holdere are pleased to present this charming three-bedroom semi-detached family residence, situated on an unusually spacious corner plot in the sought-after town of Shepshed. The plot allows for further extension or the addition of another dwelling subject to necessary planning consent.

The home features gas central heating and UPVC double glazing, with the layout briefly including a welcoming reception hallway, a lounge that flows into the dining room, and a contemporary dining kitchen. On the first floor, you will find three generously sized bedrooms along with a family bathroom equipped with a modern suite. The property also offers a driveway at the front, providing ample parking space for multiple vehicles, and boasts a wonderful, private enclosed garden at the rear.

Upon entering, you find yourself in the reception hallway, which features a staircase ascending from the ground floor, convenient understairs storage, an opening leading to the lounge area and a door that provides access to the kitchen. The living room, which extends from the hallway, boasts a focal fireplace and large window to front elevation.

The kitchen has been recently re fitted with a variety of base and wall-mounted units topped with work surfaces. It includes a one-and-a-half bowl sink with a drainer and mixer tap, tiled splashbacks, a gas hob with an electric oven below and an extractor hood above. There is also space and plumbing available for a dishwasher, washing machine, and an American-style fridge freezer. A UPVC double-glazed window overlooks the rear, and French doors open up to the rear garden and a further door allowing side access to the rear garden.

The landing features stairs ascending from the ground floor, with doors leading to each bedroom and the bathroom. Bedroom one is equipped with carpeted flooring, a UPVC double-glazed window facing the front, a radiator, partially paneled walls, and space for a wardrobe. Bedroom two also has carpeted flooring, built-in mirrored wardrobes, a radiator, and a UPVC double-glazed window at the rear. Bedroom three includes carpeted flooring, a UPVC double-glazed window to the front, and a radiator. The family bathroom boasts vinyl wood-effect flooring and a contemporary white suite, which includes a bath with a shower overhead, a wash hand basin integrated into a vanity unit, and is fully tiled with a UPVC double-glazed window to the rear.

At the front of the property, there is a driveway that offers ample off-road parking for multiple vehicles. The boundaries are defined by walls and fencing, with side gated access leading to the rear. The rear garden is larger than average, featuring a patio seating area, a spacious summer house equipped with power and lighting, a brick outhouse, and a metal garden shed. Additionally, there is a shaped lawn bordered by an established hedge and fencing.

Disclaimer

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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.

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Floor Plan

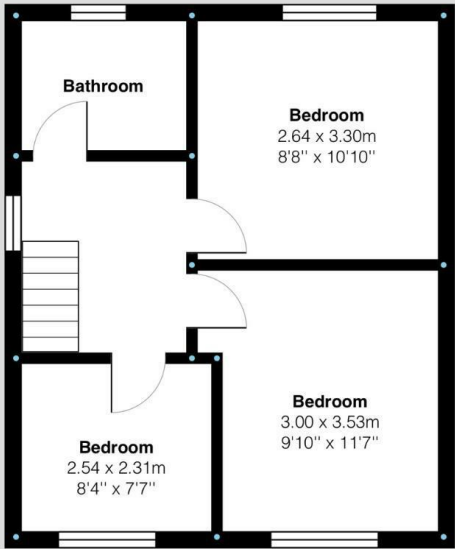
Ground Floor:



Grange Road, Shepshed
Internal Square Footage: 861 sq.ft

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First Floor:



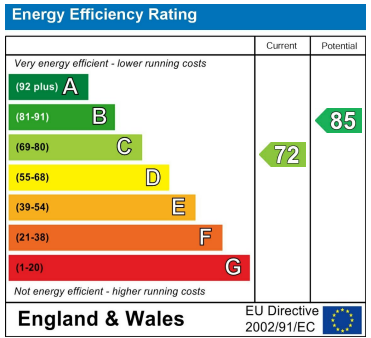
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Area Map



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.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk