

# Holderr

A Modern Estate Agent



## 15 Little Haw Lane

Shepshed, Loughborough, LE12 9LN

£310,000





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The layout comprises of large entrance hall giving access to all the rooms as follows, two double bedrooms, lounge, bathroom and kitchen diner. The first door on the left in the hall takes you to the large lounge with feature fire and bow window overlooking the front of the property. The two bedrooms are both double rooms filled with light and have the added benefit of radiators. The second bedroom again a good size leads to the conservatory which is of brick and PVC construction. The conservatory has a radiator and door leading to the rear garden. The kitchen diner looks out to the rear garden and features a breakfast bar, base and eye level units of wood construction. There is plenty of space in the kitchen to incorporate a further seating/dining area. The kitchen benefits from an inset sink drainer with mixer tap above, integrated gas hob with extractor over, double eye level ovens, under counter space and plumbing for washing machine and doors to the large walk in pantry that can be accessed either side of the breakfast bar.

The bathroom comprises of a four/five piece suite including pedestal wash hand basin, shower cubicle, bath, toilet and bidet. This room also has a radiator, window to the rear elevation and storage cupboard.

Access to the garage is gained either via the kitchen or from outside at the front or rear of the property. The garage is a useful storage space with lighting and power, window to the rear elevation, doors to front and rear, base units and sink drainer with toilet adjacent. Outside there is plentiful off

road parking to the front with a very private aspect overlooking the playing fields. The rear garden is north west facing and of a very good size mainly laid to lawn with paved pathways, greenhouse and shed for storage.

## 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



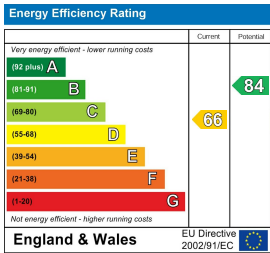
Floor Plan



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.