

Holdere

A Modern Estate Agent



16 Garendon Road, Loughborough, LE12 9NX

£235,000

Holdere are delighted to offer for sale this immaculately presented two bedroom semi-detached house situated on Garendon Road, Shepshed. The property comprises a ground floor with entrance hallway, lounge, recently fitted kitchen/diner with integrated appliances, utility area and w.c. To the first floor there are two double bedrooms (formerly three). The property has full gas central heating and is double glazed throughout. Outside there is a driveway to the front providing off street parking for a number of cars and to the rear a large garden and outbuilding with lighting and power. This property is sure to appeal to a range of buyers and would make a great home for a growing family.

As you step inside, you are welcomed into the entrance hall which has the stairs to the first floor and door opening to the lounge. The lounge is a lovely light room with feature fireplace and bow window to the front elevation. There is a door at the rear taking you into the kitchen diner.

The recently fitted kitchen diner serves as the heart of the home—perfect for family gatherings and entertaining. The kitchen has been thoughtfully fitted with a comprehensive range of base and eye-level units, providing ample storage space and benefitting from quartz worktops. It features a stylish inset sink, an integrated dishwasher, eye level oven alongside a gas hob. The remaining area is generously proportioned, allowing for dining furniture/seating. There is a door taking you to the utility area where there is space and plumbing for washing machine & dryer as well as space for a fridge freezer. There is another door which leads onto the downstairs w.c comprising of a low flush w.c and pedestal wash hand basin.

Ascending to the first floor, you will discover a well-appointed family bathroom with a four piece suite comprising of a bath with shower over, w.c, shower cubicle and wash hand basin. There are two generously sized double rooms one to the front elevation and one to the rear. The property was formerly a three bedroom but was converted a number of years ago to its current setup as a two bed, of course this could be changed subject to the purchasers requirements.

Externally, the property features a large driveway to the front providing off road parking for three cars. A gated side access pathway guides you to the rear fully enclosed garden. There is an outbuilding benefitting from lighting and power, formerly used as a workshop/hobby space. There is a large paved patio area, raised planted beds, large lawn and two sheds at the rear all of which is enclosed by recently replaced fencing.

This wonderful family home is ideally situated just a short walking distance from the bustling town centre, which offers an array of local amenities, services, and well-regarded schools. With excellent road networks and convenient proximity to the M1 motorway for easy commuting, as well as East Midlands Airport and nearby Loughborough, this property provides a perfect blend of comfortable family living and accessibility. Don't miss the opportunity to make this exceptional property your new 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.

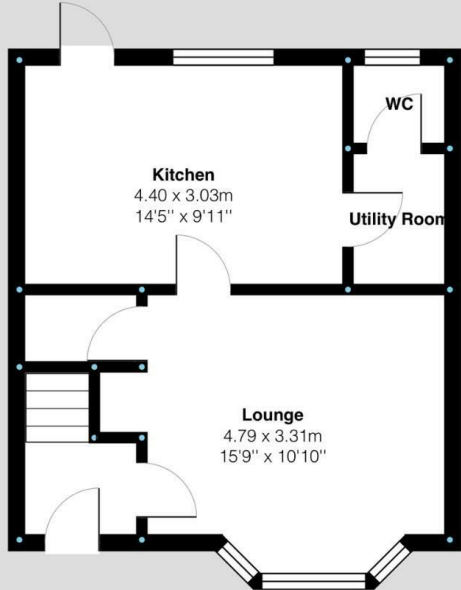
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.

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.

Floor Plan

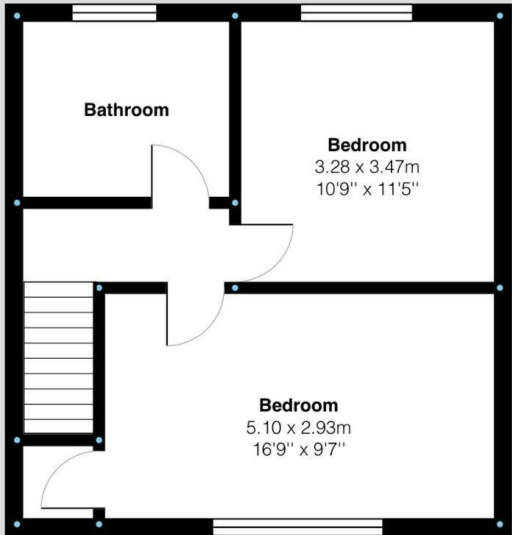
Ground Floor:



Garendon Road, Shepshed



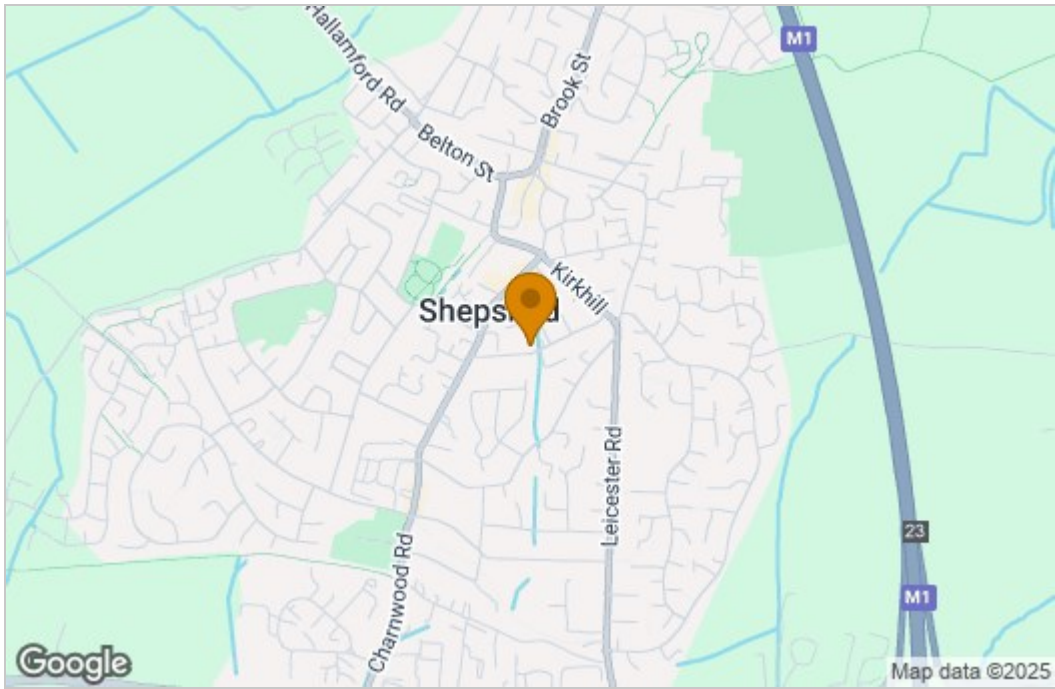
First Floor:



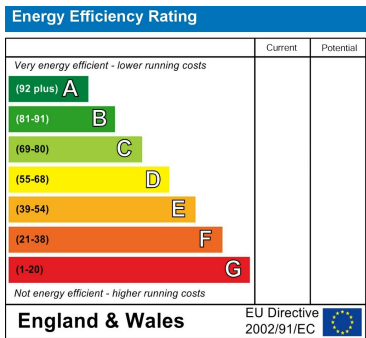
Garendon Road, Shepshed



Area Map



Energy Efficiency Graph



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