

Holders

A Modern Estate Agent



8 Purley Rise, Loughborough, LE12 9JT

£325,000

Holders Estate Agents are delighted to offer to the market this beautifully maintained and presented three-bedroom detached bungalow situated in a quiet cul-de-sac. The property is in a favoured residential area in the Charnwood market town of Shepshed. This property has three reception rooms and three bedrooms, along with private mature gardens at the rear.

Shepshed is a market town with a variety of local amenities and convenient access to nearby Loughborough. The property is situated half a mile away from junction 23 of the M1 motorway, allowing for easy access to Leicester, Nottingham, and Derby. Additionally, East Midlands Airport is in close proximity. The town is surrounded by charming villages and scenic walking trails in the nearby Charnwood Forest.

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This property has been lovingly maintained by the current owner for almost 20 years. It boasts features such as gas central heating and UPVC double-glazed doors and windows throughout. The property has an impressive floor area of approximately 1,180 square feet. Upon entry, you'll find an entrance hall leading to three bedrooms and a family bathroom. Two of the bedrooms have ample storage. There is a front-to-back sitting room with a feature fireplace and direct garden access, a spacious dining room/second reception room, and a fully fitted kitchen with direct garden access. The kitchen has a designated breakfast area, separated by a stud partition wall.

The property is set back from the road in a quiet cul-de-sac location and has a double-width driveway to the left-hand side behind which stands the garage, with power, lighting, and an electric up and over door. To the rear are mature gardens full of interest and with a terrace for outdoor dining.

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.

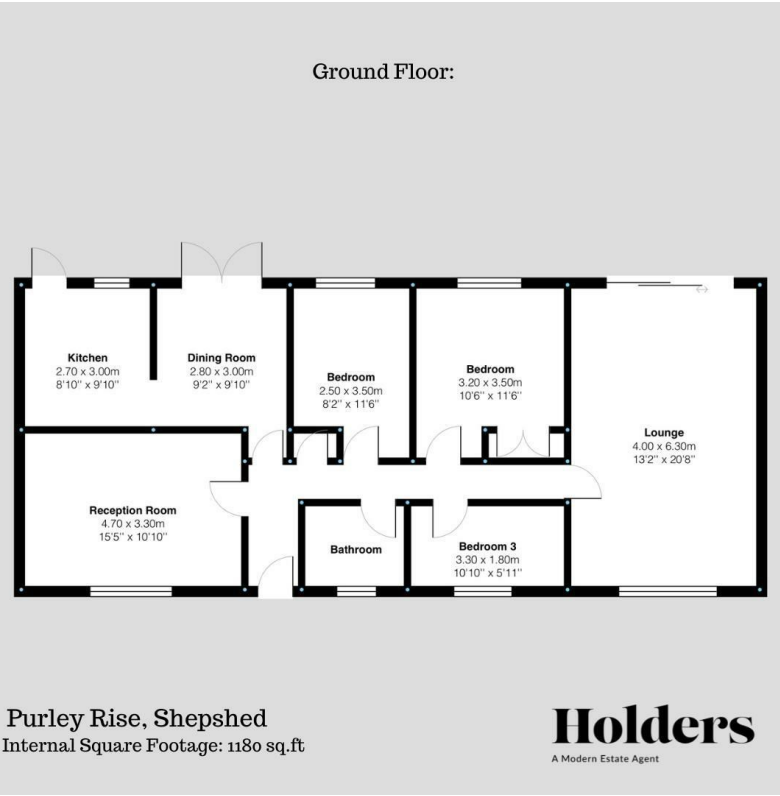
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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

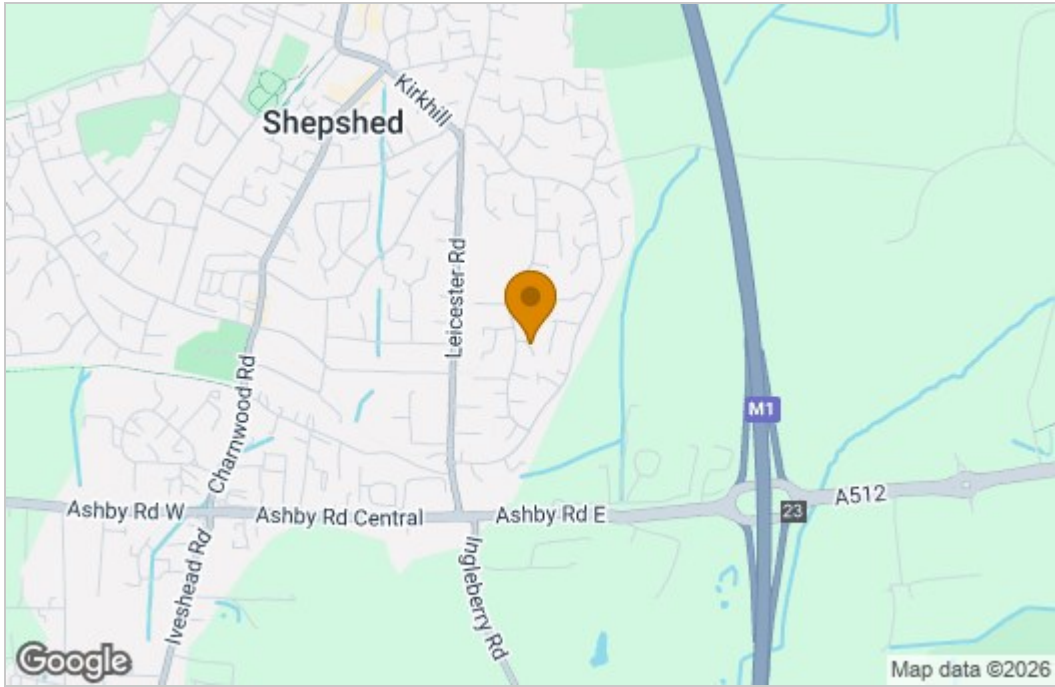
before finalising their offer to purchase.

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.

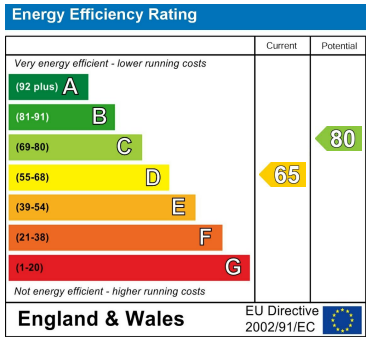
Floor Plan



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.

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