

Holden's

A Modern Estate Agent



82 Cambridge Street, Loughborough, LE12 9HW

£225,000

An attractive and deceptively spacious three-bedroom home, offering well-presented accommodation including a modern fitted kitchen, extended dining room, contemporary bathroom and separate first-floor WC. Externally, the property benefits from a gravelled driveway, generous rear garden with patio and lawn, plus a powered and lit outbuilding, making it an ideal choice for families, couples or first-time buyers.

Summary

Situated within a popular and established residential setting in Shepshed, is this attractive and deceptively spacious three-bedroom home offering well-balanced accommodation across two floors. Combining a modern interior with generous living spaces and a particularly useful rear garden, the property would make an excellent choice for first-time buyers, couples or families seeking a well-connected home.

Approached via a gravelled driveway, the property is framed by a lawned frontage, established hedging and a pathway leading to the entrance. Upon entering, the welcoming hallway provides access to the principal ground floor accommodation and stairs rising to the first floor. The front-aspect lounge offers a comfortable reception space, while the modern fitted kitchen is positioned towards the centre of the home and provides a practical range of fitted units and work surfaces. The kitchen leads through to the impressive extended dining room, which benefits from useful built-in storage cupboards, skylights allowing plenty of natural light and doors opening directly onto the rear garden.

The ground floor is completed by a contemporary bathroom fitted with a three-piece suite and complemented by tiled surrounds. To the first floor, the property provides three bedrooms, including a particularly well-proportioned double bedroom enjoying a front aspect. The remaining bedrooms provide useful flexibility for family members, guests, home working or additional storage, while all bedrooms are served by a separate WC with wash hand basin.

Outside, the rear garden offers a pleasant combination of patio and lawn, with the patio providing an ideal seating area immediately adjoining the house. Steps lead up to the lawn, which extends towards the rear of the garden where a useful outbuilding benefits from both power and lighting, offering excellent potential for use as a workshop, home office or additional storage. The gravelled driveway to the front provides valuable off-road parking.

Overall, this is a well-proportioned and versatile home, combining modern touches with generous accommodation and useful outside space, while being conveniently positioned for the amenities and facilities of Shepshed and the wider Loughborough area. Viewing is highly recommended to appreciate the space and layout on offer.

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