Holders

A Modern Estate Agent









69 Conway Drive, Loughborough, LE12 9PP

£245,000

Holders are delighted to bring to market either NO UPWARD CHAIN this well presented three bedroom semi detached home situated in the ever popular Shepshed. In brief the accommodation comprises a hallway, lounge, kitchen, dining room, three bedrooms and family Bathroom. Externally there is off road parking for three/four cars, single garage and mature private garden to the rear.

Summary

Situated at Conway Drive, this three-bedroom semi-detached home occupies a pleasant position within a popular residential area, benefiting from a driveway providing off-road parking, a single garage, and a generous rear garden. The property offers well-proportioned accommodation throughout and is conveniently located for local amenities, schools and transport links.

Upon entering via the front door, you are welcomed into the entrance hall, which benefits from a useful cloaks cupboard and provides access to the lounge, along with stairs rising to the first floor.

The lounge is a comfortable and well-sized reception room, offering ample space for a sofa suite and additional furnishings. A large window to the front elevation allows for plenty of natural light, creating a bright and inviting living space. A door from the lounge leads through to the dining room at the rear of the property.

The dining room is a versatile room and benefits from a sliding door straight out to the garden and useful storage cupboard. From the dining room there is a door to the kitchen.

The kitchen is fitted with a range of wall and base units, providing good storage and worktop space, along with room for further appliances. A door to the side provides access to outside.

To the first floor are three bedrooms. The principal bedroom is a generous double room and benefits from built-in wardrobes, offering useful storage. The second bedroom is also a good-sized double and is positioned to the rear of the property, overlooking the garden. The third bedroom is a well-proportioned single room situated to the front, suitable for use as a bedroom, home office or nursery. There is also an airing cupboard located on the landing.

The family bathroom is fitted with a three-piece suite comprising a bath with shower over, low flush WC and pedestal wash hand basin.

Externally, to the front of the property there lawned garden with a driveway to the side providing off-road parking for multiple vehicles and access to the single garage, which benefits from power and lighting. The rear garden is a good size mainly laid to lawn with established borders offering a good degree of privacy.

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.

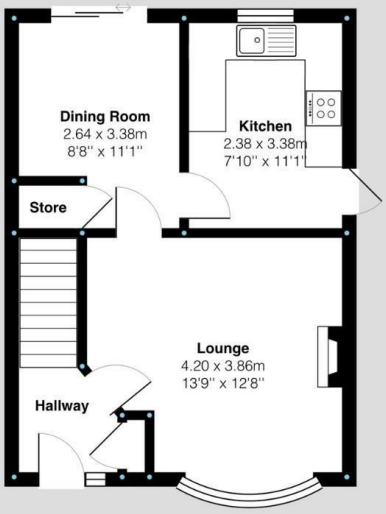
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

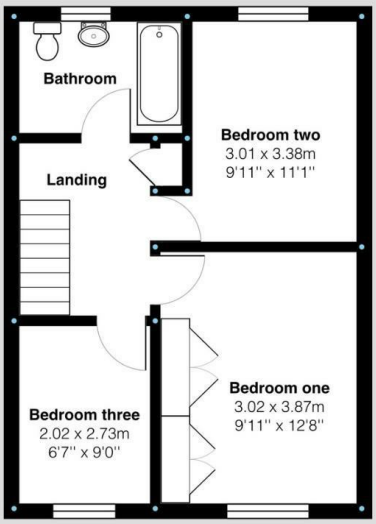
Ground Floor:



Conway Drive, Shepshed
Internal Square Footage: Approx 840 sq.ft

Holders
A Modern Estate Agent

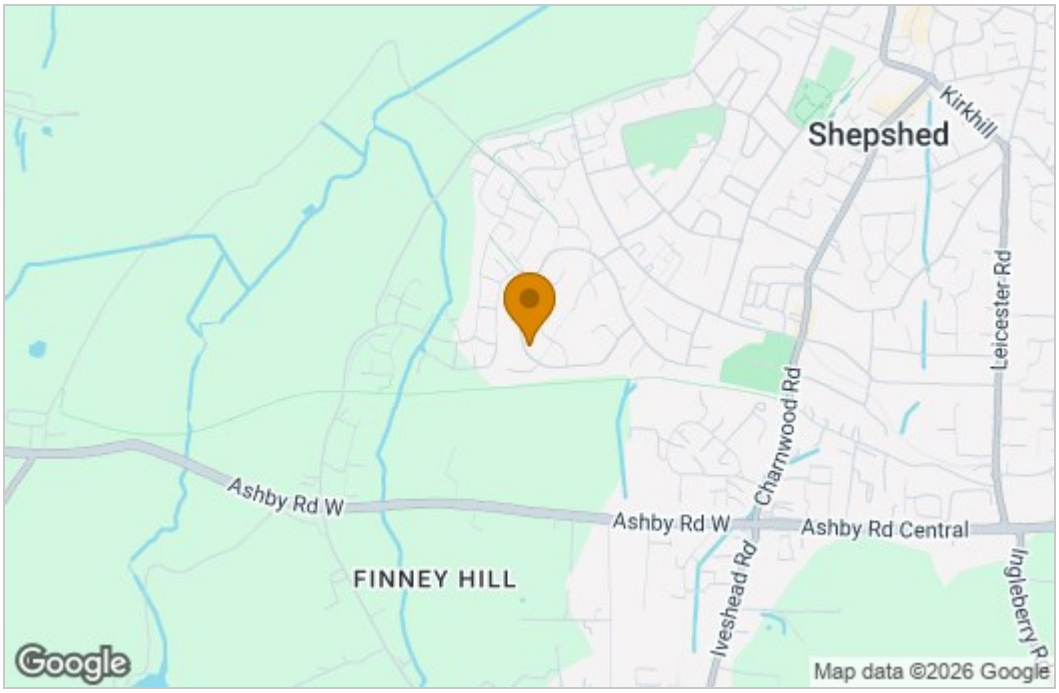
First Floor:



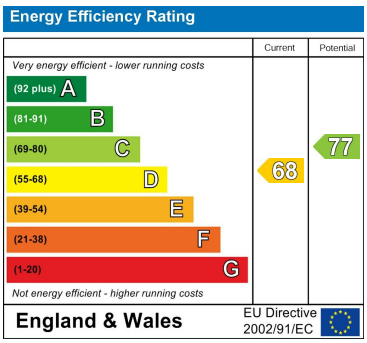
Conway Drive, Shepshed
Internal Square Footage: Approx 840 sq.ft

Holders
A Modern Estate Agent

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.

1 Field Street, Shepshed, LE12 9AL
Tel: 01509n 451100 Email: hello@holdersestateagents.co.uk