

Holders

A Modern Estate Agent



54 The Lant, Loughborough, LE12 9PD

£250,000

Holders Estate Agents are delighted to bring to market this modern three bedroom mid town house in Shepshed. The property is in an immaculate condition throughout and occupies an established non estate location within walking distance to excellent village amenities and local Primary/Secondary Schools. The accommodation in brief comprises entrance porch, lounge, kitchen/diner, rear lobby, ground floor w.c., first floor landing, three bedrooms and bathroom. To the outside there is a fore garden, storm porch and a landscaped rear garden with parking for two cars beyond. Swift access from here is available to the M1 Motorway Network via Junction 23, East Midlands Airport and the market town of Loughborough a short drive away.

Summary

Upon entering the property through the entrance porch, you are led into the Lounge.

This Lounge serves as a wonderful area for the entire family to enjoy, featuring a central fireplace, a window facing the front elevation, a stairwell leading to the first floor, and access to the Kitchen/Diner.

The Kitchen/Diner is fitted with a modern matching range of base and eye-level units, an inset sink and drainer, an integrated oven with a hob above, an integrated fridge/freezer, and space with plumbing for both a washing machine and a dishwasher. Additionally, there is room for a large dining set and access to a convenient under-stairs storage cupboard.

From this area, a lobby provides access to a ground floor w.c. and a door leading to the rear garden. The downstairs w.c. is fitted with a two piece suite comprising a low flush w.c. and pedestal wash hand basin.

Moving to the first floor, you will discover three bedrooms along with the family bathroom. Each bedroom is generously sized and features bespoke fitted wardrobes and storage solutions.

The bathroom includes a walk-in shower, a low flush w.c., and a wash hand basin, along with independently controlled underfloor heating.

The attic space is largely boarded.

Outside, the property offers two off-road parking spaces at the rear. The low maintenance rear garden has been landscaped to feature patio areas, planted borders and wildlife pond, perfect for enjoying the summer months.

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.

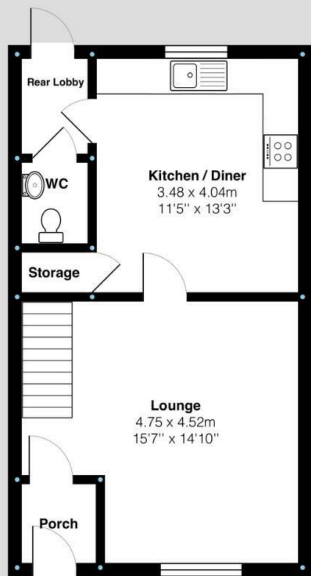
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make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

Extra Information

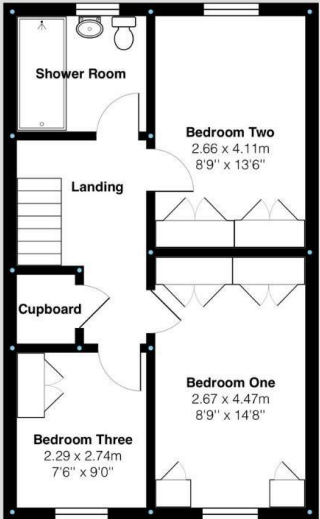
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



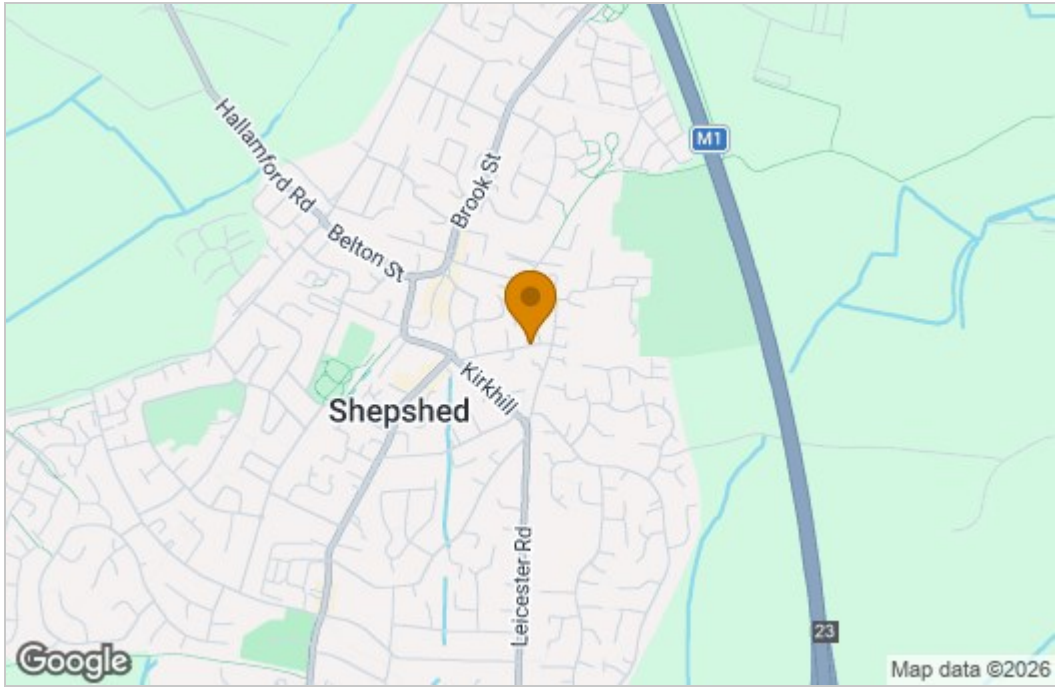
The Lant, Shepshed
Internal Square Footage: Approx 904 sq.ft

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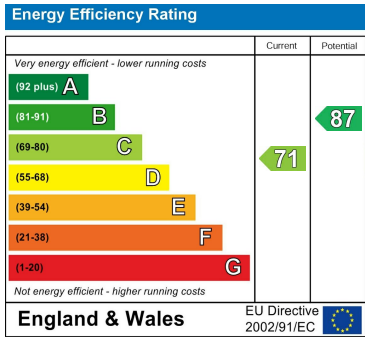
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Area Map



Energy Efficiency Graph



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