

# Holders

A Modern Estate Agent



23 Shelthorpe Road  
, Loughborough, LE11 2PB

£230,000



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## Summary

Upon entering the property through the door to the side, you are greeted by the porch which in turn takes you to the entrance hallway. This area features spiral staircase leading up to the first floor, along with doors that provide access to all the downstairs living spaces and conveniently located w.c. The spacious lounge/diner boasts a front-facing double-glazed window, along with double doors that open directly into the secondary reception room so can be closed off or kept open plan creating a bright and airy atmosphere. Highlighted by a charming focal fireplace in each room respectively.

The well-appointed kitchen/diner comes equipped with a range of wall and base units, sink/drainer, a gas hob and eye level oven, space and plumbing for a washing machine and a dishwasher. The kitchen/diner is open to another entertaining/seating area with sliding doors straight out to the rear garden. There is a window to the side elevation and door to conservatory. Of brick and window construction with windows to side and roof elevations, radiator, door to driveway and door to the rear garden.

The landing benefits from a window that overlooks the front of the property. Here, you will also find a loft hatch providing access to the converted loft room as well as access to all three bedrooms and family bathroom. The three bedrooms to this floor are all of good proportions all featuring built in storage. The bathroom comprises a four piece suite with bath, shower, wash hand basin and sink as well

as a heated towel rail and window to the side elevation.

Ascending up via a drop down ladder is a fully converted loft room with dormer windows to the front and rear elevations. There is lighting power and heating and this room spans the full width of the property, offering great potential for an additional bedroom/accommodation subject to the necessary planning consents.

Externally, the property boasts a range of outhouse/buildings; There is a garage to the side elevation which has lighting and power. There is also a further brick built store with windows further down the garden. The rear garden is very private and low maintenance with various different seating areas along the way. It is walled both sides making it very secure and private. To the front of the property is a good sized driveway providing off road parking and access to the garage/garden.

## 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](http://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](http://check-long-term-flood-risk.service.gov.uk/postcode)



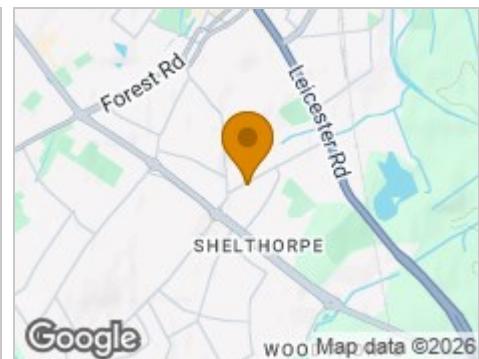
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Ground Floor:



Shelthorpe Road, Loughborough

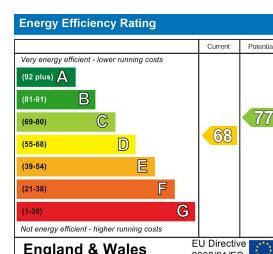
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## Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.