Holders

A Modern Estate Agent









5 Spring Lane, Loughborough, LE12 9JE

£315,000

A spacious three-bedroom detached property set on a particularly generous plot of 0.22 acres, offered with no upward chain and providing an excellent opportunity for refurbishment, modernisation and potential extension, subject to planning. The property also benefits from a detached garage. Agent's Note: A current covenant is in place which does not prohibit the demolition of the existing dwelling and construction of a replacement dwelling on the plot. However, the covenant does restrict the development of the plot to a single dwelling and therefore prevents the construction of multiple dwellings on the site, subject to the relevant planning permissions and consents.

Summary

Situated on an exceptionally generous plot of 0.22 acres and offered to the market with no upward chain, this spacious three-bedroom detached property presents an exciting opportunity for buyers seeking a substantial refurbishment project with scope to create a home tailored to their own requirements. The property offers approximately 1,048 sqft of living accommodation, together with a detached garage, and is ideally suited to those looking to modernise, reconfigure and potentially extend the existing dwelling, subject to the necessary planning permissions and consents.

The property is approached via a generous frontage providing access to the detached garage and the main entrance. Internally, the accommodation begins with an entrance hall providing access to the principal living spaces, with the spacious living room positioned to the front of the property and benefiting from a pleasant bay-style projection. To the rear is a separate dining room, offering ample space for family dining and entertaining and providing a natural connection between the living accommodation and kitchen.

The kitchen is positioned to the rear and is complemented by a useful utility room, providing additional space for appliances, storage and everyday household requirements. The entrance hall also provides access to a useful storage cupboard, while the detached garage offers excellent additional storage and practical versatility.

To the first floor are three well-proportioned bedrooms, providing flexible accommodation for a family, couple or those requiring home working space. The principal bedroom is particularly generous in proportion, with the remaining bedrooms offering versatile options for children, guests or study use. A family bathroom completes the first-floor accommodation.

Externally, the property occupies a notably generous plot, offering a substantial amount of outside space and providing significant scope for landscaping and potential enlargement of the existing dwelling, subject to the relevant planning permissions. The size of the plot is a particular feature of the property and offers an increasingly rare opportunity to create a larger and more individual home within an established residential setting.

The property would make an excellent refurbishment project, offering considerable scope for modernisation and improvement throughout, whilst the generous plot provides further potential for those wishing to explore extending and redeveloping the existing dwelling.
Agent's Note: A current covenant is in place which does not prohibit the demolition of the existing dwelling and construction of a replacement dwelling on the plot. However, the covenant does restrict the development of the plot to a single dwelling and therefore prevents the construction of multiple dwellings on the site, subject to the relevant planning permissions and consents.

With the added advantage of no upward chain, an internal inspection is highly recommended to appreciate the size, potential and unusually generous plot this property has to offer.

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.

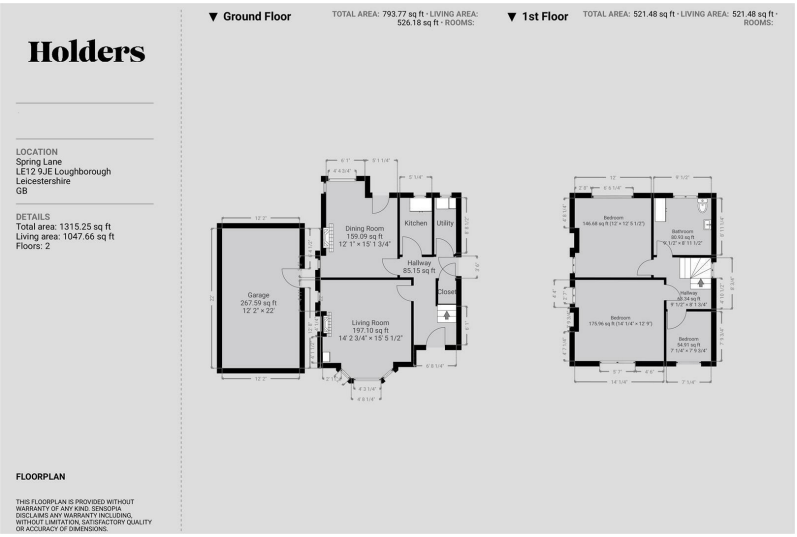
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

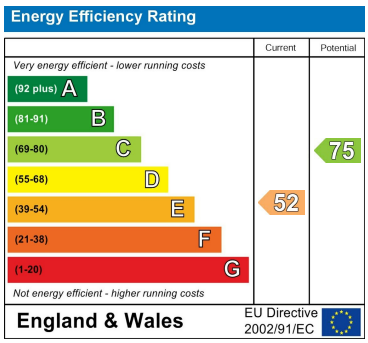
Floor Plan



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