

Holders

A Modern Estate Agent



7 Little Haw Lane, Loughborough, LE12 9LN

£299,999

Holders Estate Agents are delighted to bring to market with NO UPWARD CHAIN this three bedroom detached bungalow, occupying a generous plot in a popular Shepshed location, offering spacious and versatile accommodation throughout. The property also benefits from planning permission P/25/0887/2 for an erection of a single storey extension to the front and rear (following demolition of the rear conservatory).

Summary

Situated in a pleasant position on a generous plot, this well-maintained three-bedroom detached bungalow on Little Haw Lane in Shepshed offers an excellent opportunity for buyers seeking a spacious home. Offered to the market with no upward chain, the property presents a rare chance to secure a home in a well-regarded residential location.

The accommodation is both practical and versatile, centred around a welcoming reception/dining hall which has been thoughtfully used as a sociable dining space and provides access to all principal rooms. The living room is bright and inviting, featuring a bay window and an additional side window allowing for plenty of natural light, along with a feature fireplace that creates a cosy focal point.

The newly fitted breakfast kitchen is well-equipped with a range of wall and base units, integrated oven and hob and space for further utilities, with pleasant views over the garden. From here, access is provided to a long conservatory, offering a flexible additional living space that enjoys a lovely outlook over the garden and direct access outside—ideal for relaxing or entertaining.

There are three bedrooms, all of which are well-proportioned, with the principal bedroom benefitting from an extensive range of fitted furniture. The additional bedrooms offer flexibility for use as guest accommodation, a home office or hobby space.

The shower room is fitted with a modern three-piece suite, complemented by tiled walls and flooring.

Externally, the property is set back from the road behind a brick wall boundary, with a wide frontage and a block-paved driveway providing ample off-road parking and access to the garage. The gardens extend to the front, side and rear, with the rear garden being particularly well-sized and thoughtfully arranged with lawned areas, planting beds and patio spaces, creating an enjoyable outdoor environment.

Combining generous outdoor space, well-kept interiors and excellent potential for updating, this is a fantastic opportunity for a range of buyers in a popular Shepshed location.

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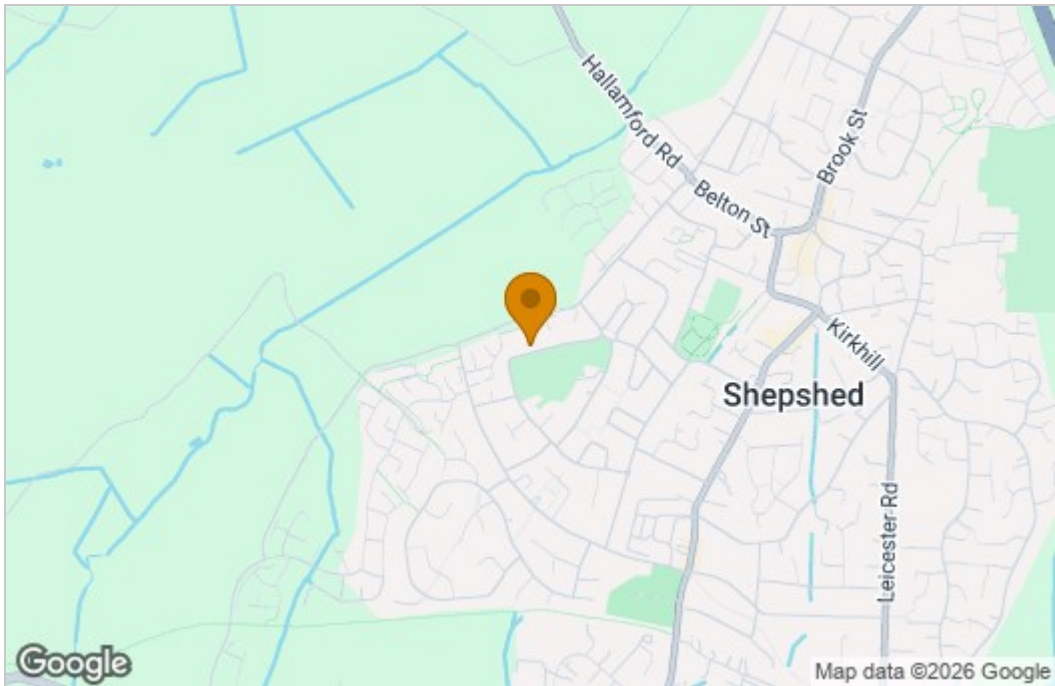
Extra Information

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

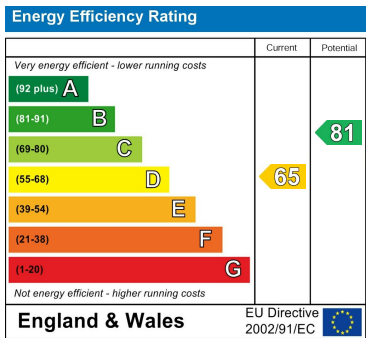
Floor Plan



Area Map



Energy Efficiency Graph



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