

Holdings

A Modern Estate Agent



193 Sharpley Road
, Loughborough, LE11 4PL

£215,000



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As you step inside, you are greeted by a generously sized living room that serves as the heart of the home. The room features a lovely opening that connects it seamlessly to the dining area, creating an open-plan feel that is perfect for entertaining guests or spending quality time with family. Natural light pours in through large windows, enhancing the airy ambiance of the space. Positioned adjacent to the living room, the dining area boasts charming views to the front of the property. This cosy space is perfect for enjoying meals together while providing a warm and inviting atmosphere.

The kitchen is designed for both functionality and style, featuring fitted base and eye level units with worksurfacing over. Equipped with modern amenities including a fridge-freezer, washing machine, integrated oven, and hob. Completing the ground floor accommodation is a w/c.

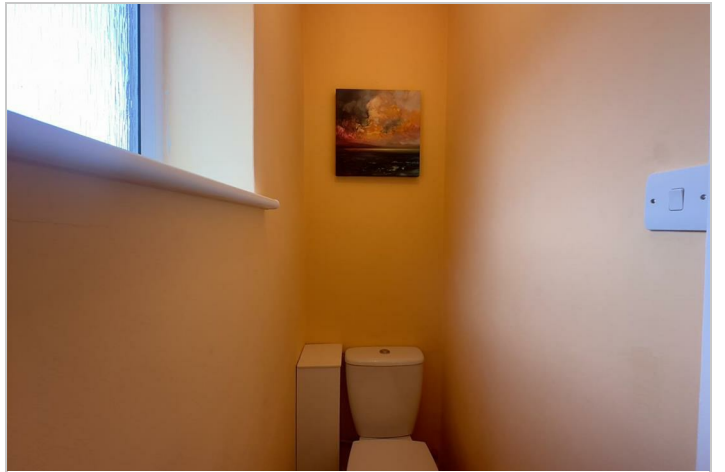
Ascend onto the first floor and you will find three double bedrooms and the family bathroom. The master bedroom is of a great size and has the added benefit of built in wardrobes.

The bathroom is complete with a bath with shower over, low flush w/c and wash hand basin.

The property boasts a well sized rear garden that is a delightful outdoor retreat. Partly paved, it provides a lovely patio area perfect for al fresco dining or enjoying a morning coffee, while the remainder of the garden is laid to lawn. To the front is a fore-garden with off road parking for multiple vehicles.

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.



Road Map



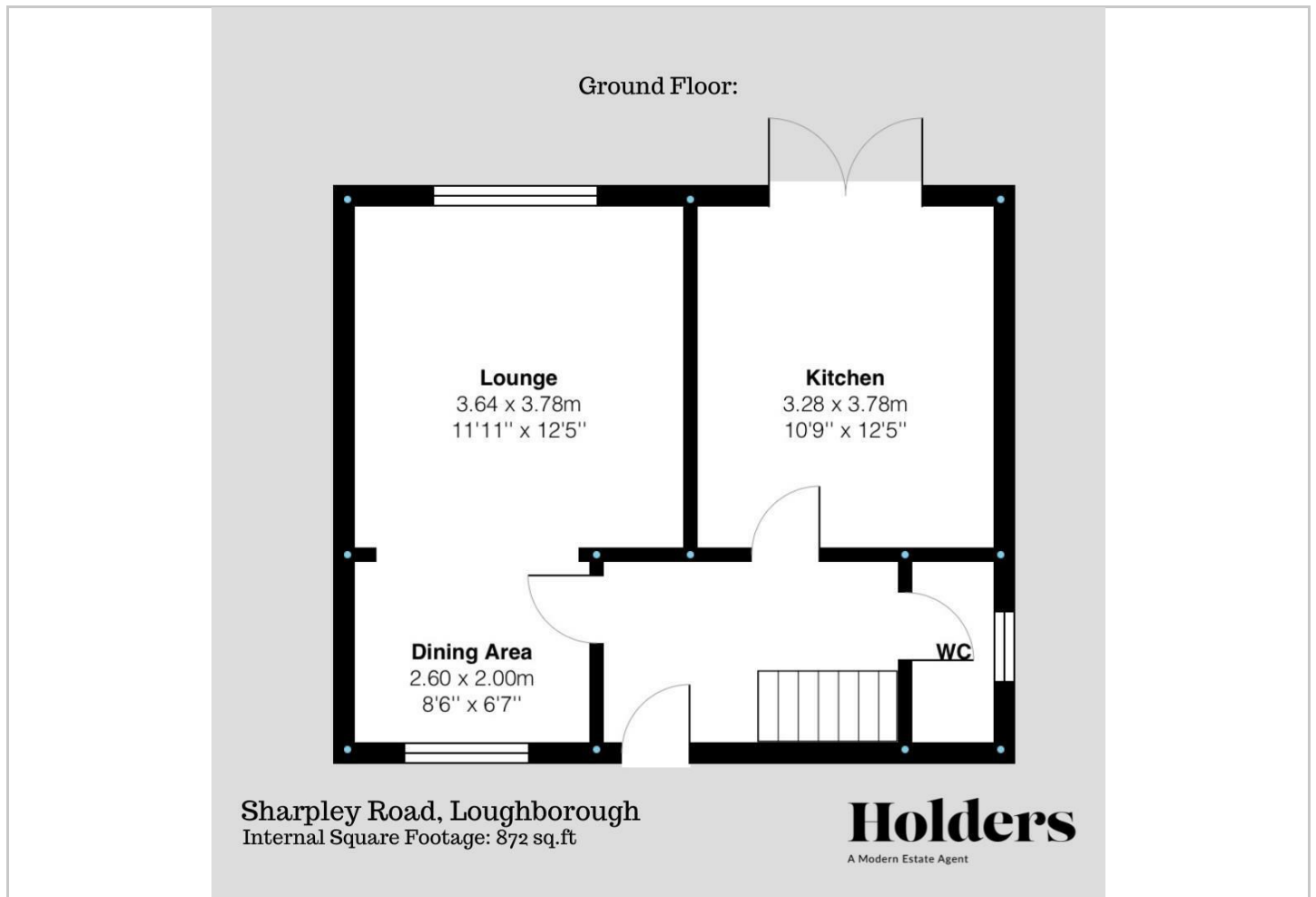
Hybrid Map



Terrain Map



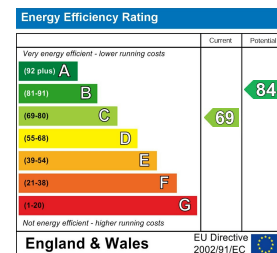
Floor Plan



Viewing

Please contact our Holdings - 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.