Holders

A Modern Estate Agent









13 Paterson Place, Loughborough, LE12 9RU

Offers in the region of £240,000

A well-presented two/three-bedroom dormer bungalow occupying a quiet cul-de-sac position in popular Shepshed, offering flexible accommodation including a ground floor bedroom/dining room with patio doors leading to the garden. With two further double bedrooms, modern kitchen and bathroom, private driveway and enclosed rear garden, the property provides comfortable and adaptable living within easy reach of local amenities and transport links.

Summary

Situated within a peaceful cul-de-sac in the popular town of Shepshed, this attractive two/three-bedroom dormer bungalow provides generously proportioned and adaptable accommodation arranged over two floors. Offering the flexibility to suit a variety of lifestyles, the property would make an excellent choice for those seeking predominantly single-storey living, downsizers or buyers requiring additional reception or bedroom space.

The welcoming entrance hall leads into a spacious lounge, providing a comfortable and naturally bright setting for everyday relaxation. The modern fitted kitchen features dual-aspect windows, creating a light and pleasant environment whilst offering a good level of storage and workspace.

A particularly versatile room can be found on the ground floor, currently arranged as a dining room but equally suited to use as a third bedroom, home office or additional reception room. Double patio doors provide direct access onto the rear garden, making this an especially useful space for those looking to enjoy a close connection with the outside. Situated alongside the room is a contemporary family bathroom, fitted with a modern three-piece suite.

The first floor provides two well-proportioned double bedrooms, with the principal bedroom benefiting from its own separate WC positioned conveniently adjacent. This additional facility provides excellent practicality and complements the generous accommodation found throughout the property.

Externally, the property is approached via a private driveway providing useful off-road parking. The enclosed rear garden has the added benefit of a detached garage with power, and is designed for ease of enjoyment, combining a paved patio area with a lawn, creating an appealing outdoor space for entertaining, relaxing or enjoying the summer months.

Shepshed offers a wide range of local amenities, schools and everyday conveniences, whilst the property is well placed for access to Loughborough, Leicester and the M1 motorway. Combining generous proportions, flexible accommodation and a desirable cul-de-sac setting, this well-presented dormer bungalow is a property that deserves to be viewed.

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.

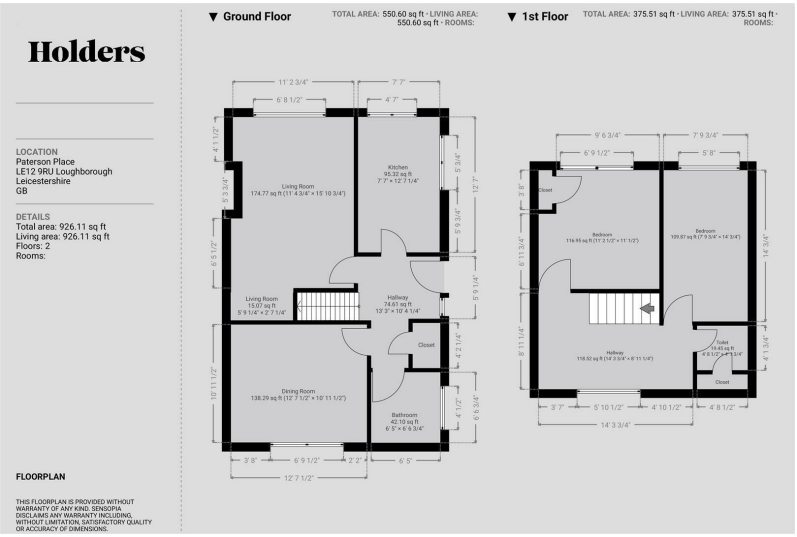
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

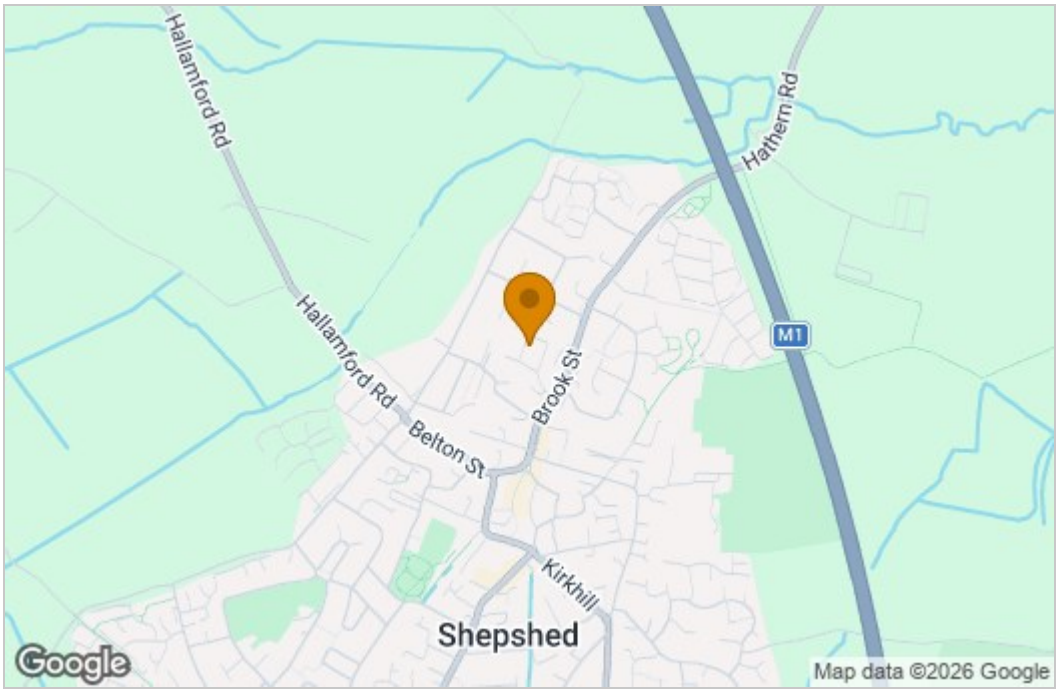
Extra Information

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

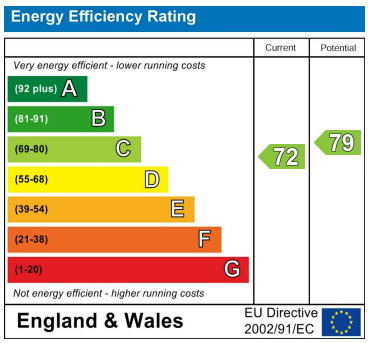
Floor Plan



Area Map



Energy Efficiency Graph



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