Holders

A Modern Estate Agent









201 Fairway Road South, Loughborough, LE12 9HA

£140,000

Holders Estate Agents are delighted to bring to market with no upward chain this one bedroom town house. In brief the property offers a lounge/diner, kitchen, double bedroom and bathroom. Outside there is off road parking and a lovely low maintenance garden to the side. The property is situated in a popular residential location in Shepshed in close proximity to all the local amenities.

Upon entering the property, you are welcomed into the lounge/diner, a lovely light and airy living space that benefits from windows to two elevations, allowing plenty of natural light to flood the room and creating a bright and inviting atmosphere. The room is well proportioned, offering ample space for comfortable lounge furniture alongside a small dining area, making it an ideal setting for both relaxing and enjoying meals. Access to the kitchen is conveniently located directly from the lounge/diner, creating a practical layout for everyday living.

The kitchen is fitted with a matching range of wall and base units, complemented by worktops above, providing useful storage and preparation space. There is space and plumbing beneath the worktop for a washing machine along with an integrated electric cooker. The kitchen also benefits from a stainless steel sink with drainer, positioned beneath a window overlooking the garden, allowing natural light into the room and providing a pleasant outlook while preparing meals.

Ascending the stairs to the first floor, you arrive at the landing, which provides access to the bedroom and shower room.

The bedroom is a well-proportioned double room, providing a comfortable and relaxing space with plenty of room for bedroom furniture. The room further benefits from built-in storage cupboards, offering practical storage solutions while helping to maximise the available floor space.

The shower room is fitted with a three-piece suite comprising a shower, low-flush W.C. and pedestal wash hand basin. A frosted window allows natural light to enter the room while maintaining privacy, creating a practical and comfortable space for everyday use.

Externally, the property benefits from off-road parking, providing convenient parking close to the home. To the side, there is a private garden, predominantly laid to lawn and fully enclosed by wooden fencing. This outdoor space offers a pleasant area to enjoy some fresh air, relax in the sunshine or make the most of the warmer summer months, while the enclosed layout provides a good degree of privacy.

Overall, this property offers well-arranged accommodation, a bright and welcoming living space, useful storage and the added benefits of off-road parking and a private garden. Its practical layout and pleasant outdoor space make it an appealing choice for those seeking a comfortable and manageable home.

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.

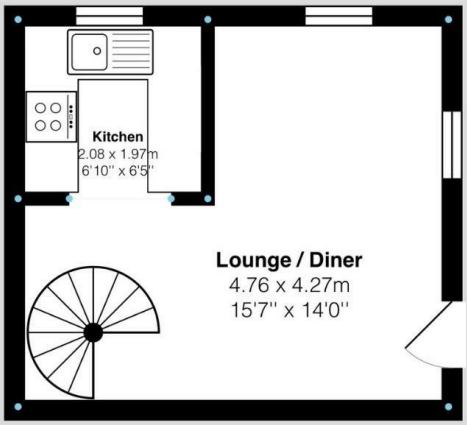
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Extra information

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

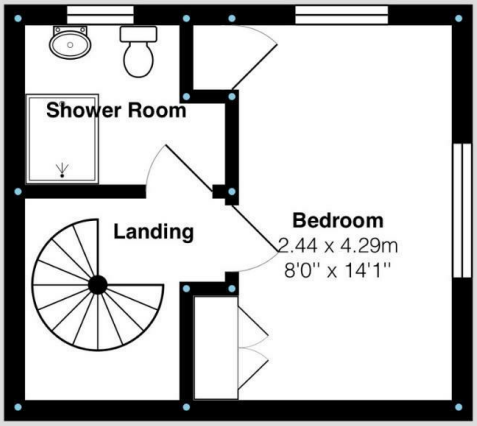
Ground Floor



Fairway Road South, Shepshed
Internal Square Footage: Approx 441 sqft

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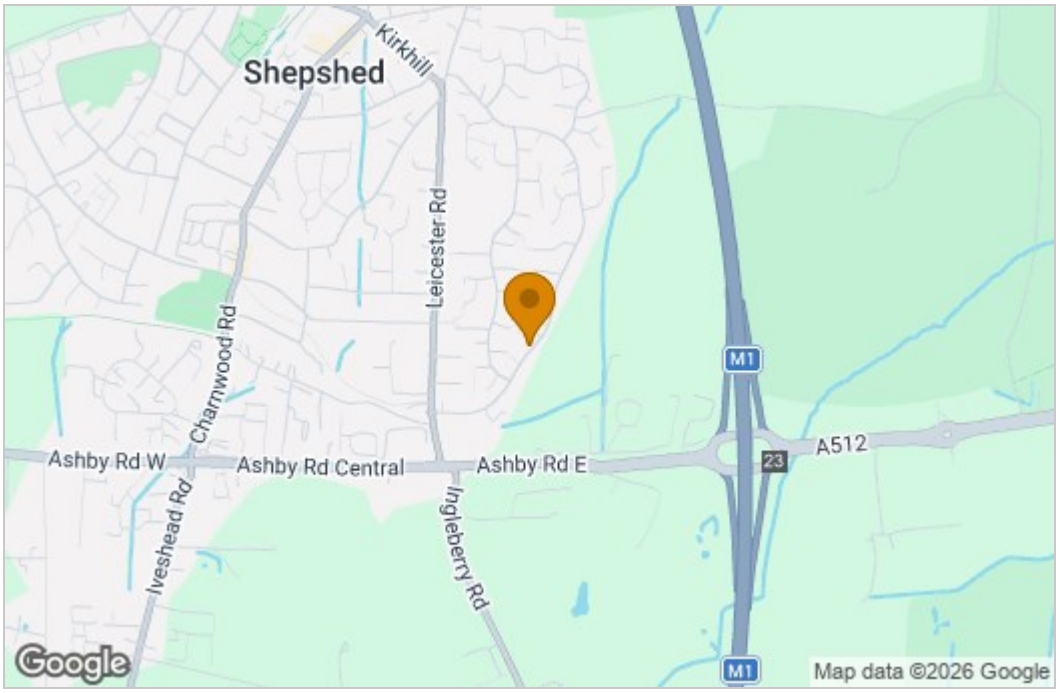
First Floor



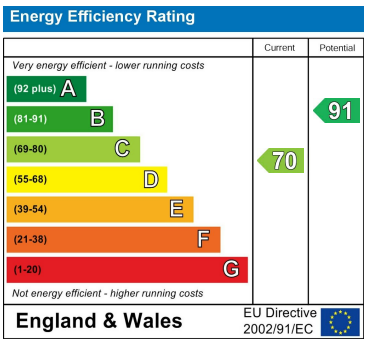
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Area Map



Energy Efficiency Graph



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