Holders

A Modern Estate Agent









52 Springfield Road, Loughborough, LE12 9QP

£205,000

Situated in the sought-after town of Shepshed, this charming end-terrace home is offered to the market boasting gas central heating and double glazing throughout, the accommodation briefly comprises a welcoming lounge, separate dining room, fitted kitchen, and a convenient utility room. To the first floor, you will find two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private rear garden, off-road parking, and a garage. Early viewing is highly recommended.

Summary
Approached via a UPVC front door, the property opens directly into a welcoming lounge featuring durable laminate flooring, a focal fireplace, a radiator, and a front-facing double-glazed window. A door leads through to the dining room, which serves as a great entertaining space complete with, a window to rear elevation, laminate flooring, and stairs leading to the first floor. From here, you have direct access to the kitchen as well as a UPVC double-glazed door opening out to the rear garden. The fitted kitchen is equipped with a range of wall and base units, an integrated gas hob and oven with extractor hood overhead, a sink with drainer, partially tiled walls, laminate flooring, and a side-aspect window. Off the kitchen, a separate utility room offers additional base units, laminate flooring, a radiator, space for a fridge/freezer, and plumbing for a washing machine, alongside access out to the garden.

To the first floor, the property comprises two well-appointed bedrooms and a main bathroom. The primary bedroom features soft carpeted flooring, a radiator, and front-facing double-glazed windows, while the second bedroom also benefits from carpet, a radiator, and views over the rear. The main bathroom is finished with fully tiled walls and offering a panelled bath with an overhead shower, a wash hand basin, a low-level WC, and a double-glazed window to the rear.

Externally, the property boasts a well-maintained rear garden featuring a lawn, patio, and decking areas perfect for outdoor seating. A side gate provides handy access to the front, while off-road parking and a detached garage offer convenient vehicle storage and parking.

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.

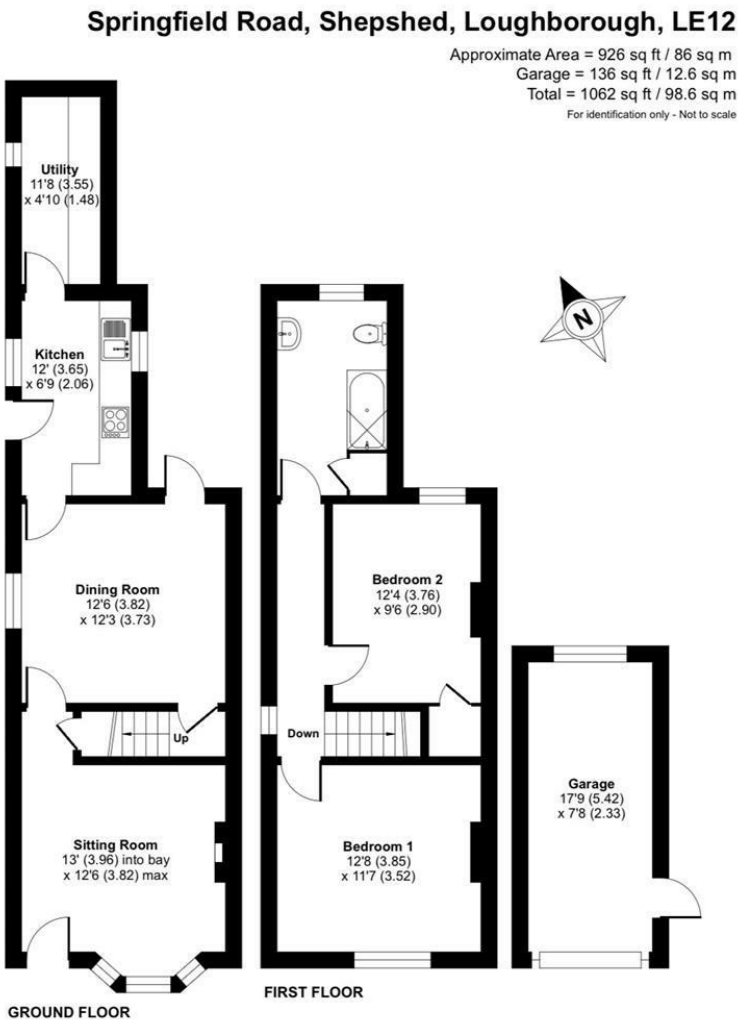
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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

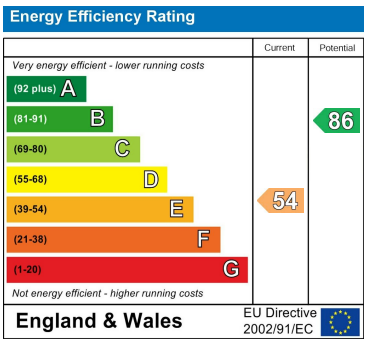


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Holders. REF: 1538676

Area Map



Energy Efficiency Graph



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