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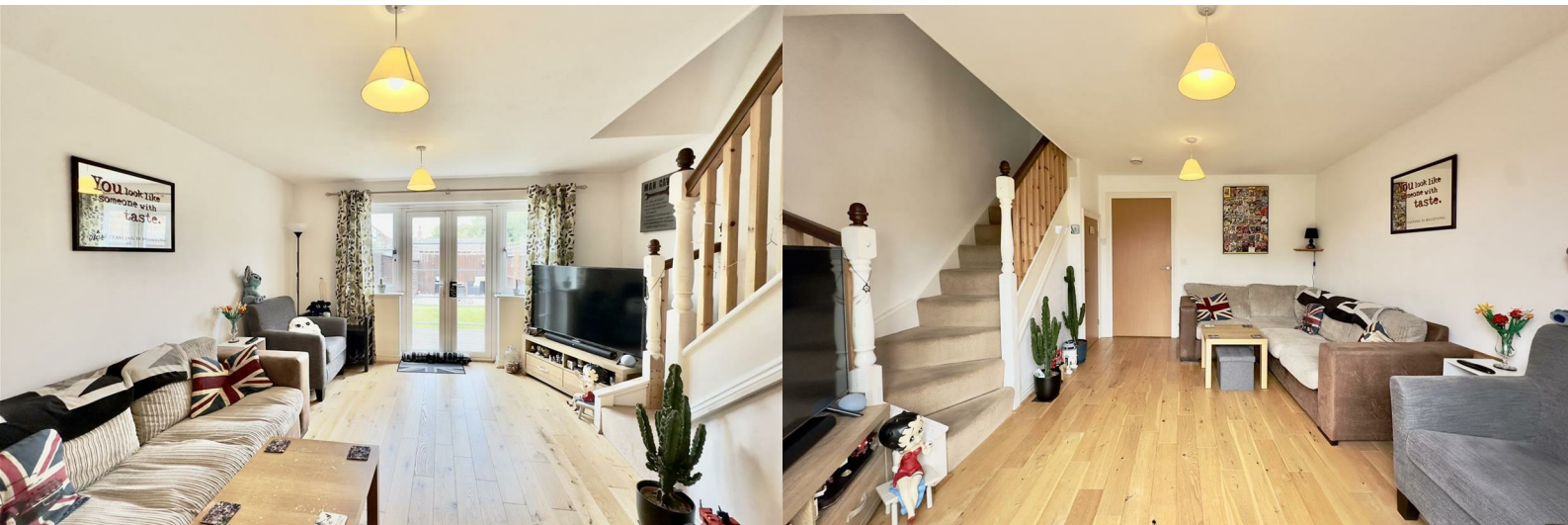
A Modern Estate Agent



6 Charles Hall Close

Shepshed, Loughborough, LE12 9UP

Offers over £200,000



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Upon entering the property via the entrance hall this provides access onto the kitchen / dining room. The bright and spacious kitchen diner features a stylish modern design with a selection of fitted wall, base, and drawer units complemented by laminate work surfaces. It includes a one-and-a-half bowl stainless steel sink with drainer, integrated electric oven, a built-in gas hob, and a sleek stainless steel extractor hood. The area offers ample space for a fridge freezer, an under-counter space for a tumble dryer, and plumbing for a washing machine. This space conveniently connects to a downstairs W.C. and the living room.

The inviting living room is equipped with stairs leading to the first floor, a built-in storage cupboard, and a radiator for comfort. French doors at the rear open directly into the garden, creating a seamless transition between indoor and outdoor living.

Ascend onto the first floor and you will find two double bedrooms and the family bathroom. The bathroom is fitted with a modern suite comprising of a bath with shower over, low flush w.c and tiled surround.

The property features a tarmac driveway at the front, providing convenient off-road parking for two vehicles. The rear garden is designed for low maintenance, showcasing decked and gravelled areas, all enclosed by wooden fencing for privacy and security.

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



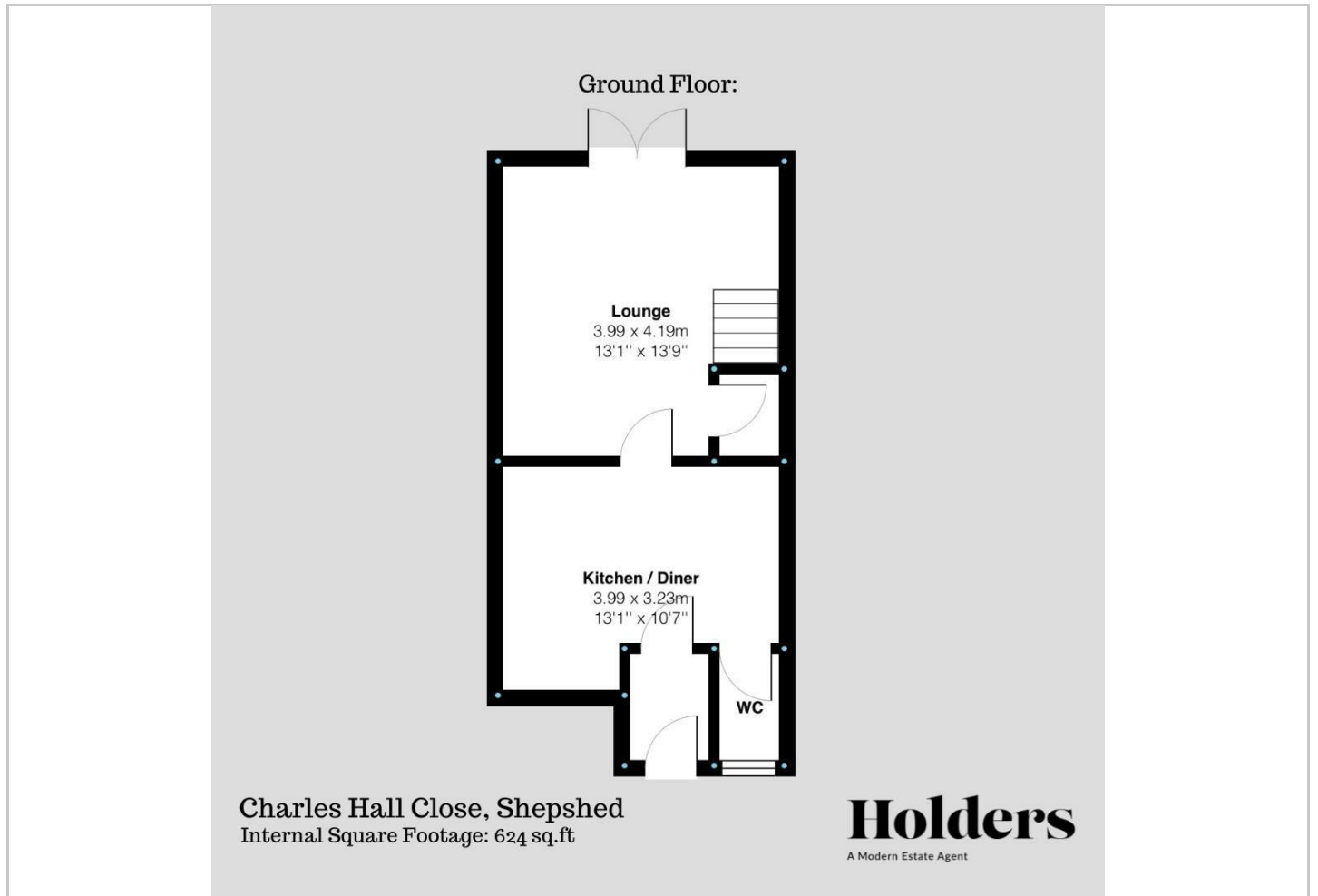
Hybrid Map



Terrain Map



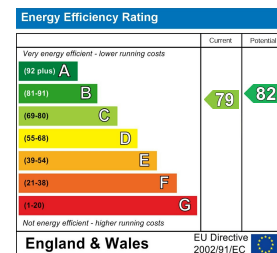
Floor Plan



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.