

# Holderr

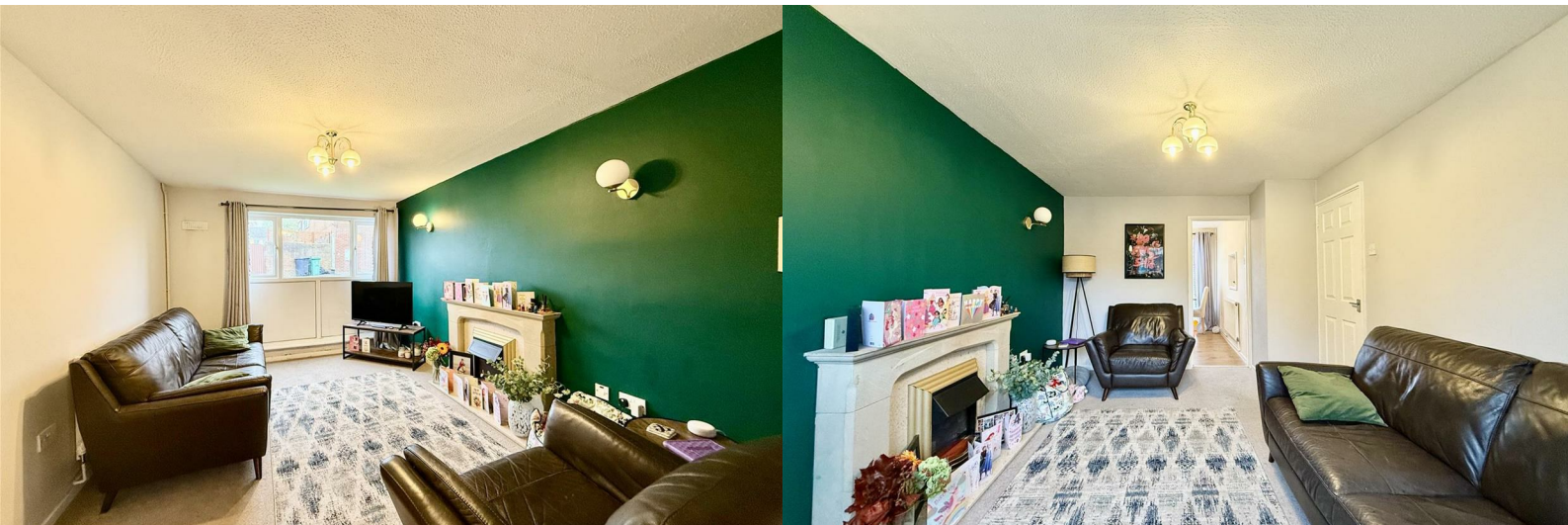
A Modern Estate Agent



## 125 Griffin Close

Shepshed, Loughborough, LE12 9QQ

£160,000





# 125 Griffin Close

Shepshed, Loughborough, LE12 9QQ

£160,000



Nestled within a desirable neighborhood, this charming property boasts an enviable location close to local amenities and falls within the catchment area for Oxley Primary School. The inviting accommodation includes a spacious lounge and a dining room and a breakfast kitchen. The property features two generous double bedrooms, family bathroom, and a private garden at the rear, making it an ideal family home. Additional highlights include a garage and access to a communal car park within the development. An internal viewing is highly recommended to fully appreciate the appealing features and layout of this property.

Upon entering the property through the front door a hallway leads onto the Lounge and breakfast kitchen. The Lounge is a well sized room for all the family to enjoy and has a large window to front elevation and a door to the dining room. The dining room overlooks the rear garden and is a flexible space and could be utilised as a playroom.

The well-designed kitchen is fitted with a comprehensive range of wall and base units, complemented by roll-edge work surfaces, providing ample storage.

The carpeted landing area provides a warm transition from the ground floor. Here, you'll find stairs leading up to the bedrooms and bathroom, along with doors connecting to the two bedrooms and the family bathroom. A useful airing cupboard offers additional storage solutions. Both bedrooms are of a great size with the master bedroom

complete with a fitted storage cupboard.

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

Stepping outside to the rear reveals a privately aspected rear garden. Rear gated access leads onto the garage.

## 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

First Floor:

Master Bedroom  
4.13 x 3.54m  
13'7" x 11'7"

Bedroom  
2.55 x 4.55m  
8'4" x 14'11"

Bathroom

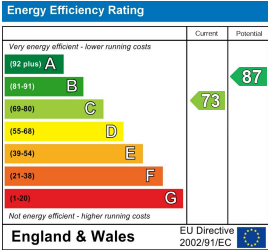
Griffin Close, Shepshe

**Holders**  
A Modern Estate Agent

Viewing

Please contact our Holders - 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 firms employment has the authority to make or give any representation or warranty in respect of the property.