

Holder's

A Modern Estate Agent



6 Corcoran Close, Loughborough, LE12 9UT

£280,000

Holder's are pleased to present this three-bedroom semi-detached residence located on an exceptional plot featuring a west-facing private garden in the highly desirable Hookhill Reach development. Constructed in 2021 by Jelson with NHBC warranty remaining, this property offers generous living space spread across three levels. The ground floor includes a kitchen equipped with stylish grey cabinetry and AEG appliances, along with a combined lounge and dining area. The entrance hall provides access to a W.C. and a spacious storage cupboard. On the first floor, there are two well-proportioned bedrooms accompanied by a family bathroom. The second floor boasts an impressive master suite complete with an en-suite bathroom. At the rear, the landscaped private garden includes a summer house equipped with electricity and lighting.

Upon entering the property via the spacious entrance hallway this provides access onto all ground floor accommodation and storage cupboard. The Lounge/diner is a light and airy room complete with dual aspect and double french patio doors leading to the rear garden.

The heart of the home is the kitchen which has a comprehensive range of base and wall mounted units with work surfaces over. All appliances are integrated too making this a great use of space, these comprise of the fridge/freezer, dishwasher, eye level electric oven, gas hob and wall mounted boiler housed in a cupboard finishing off the clean look. There is also a window to the front elevation allowing natural light to flood in. Completing the ground floor accommodation is the downstairs toilet with low flush w.c, wash hand basin and opaque window to the front elevation.

Ascend onto the first floor and you will find two well sized bedrooms, family bathroom and storage cupboard on the landing. The first bedroom is a good size with window to the rear elevation. The second bedroom is also a spacious room with a window to the front elevation and fitted wardrobes. The family bathroom has a three piece suite comprising of low flush w.c, wash hand basin, bath with shower over, there is also a chrome ladder style radiator and window to the rear elevation.

Ascend onto the second floor and you will find the master suite which spans the whole length of the property. The property has dual aspect windows making this a light and airy space and has the added benefit of an en-suite.

To the outside the property is set on a lovely plot with ample off road parking via the tarmac drive way to the side. Heading via the gated side access you find the rear garden which is mainly laid to lawn and includes patio areas, summer house with lighting and power all of which faces west so you can really enjoy the outdoor space in there afternoon sun.

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.

Floor Plan



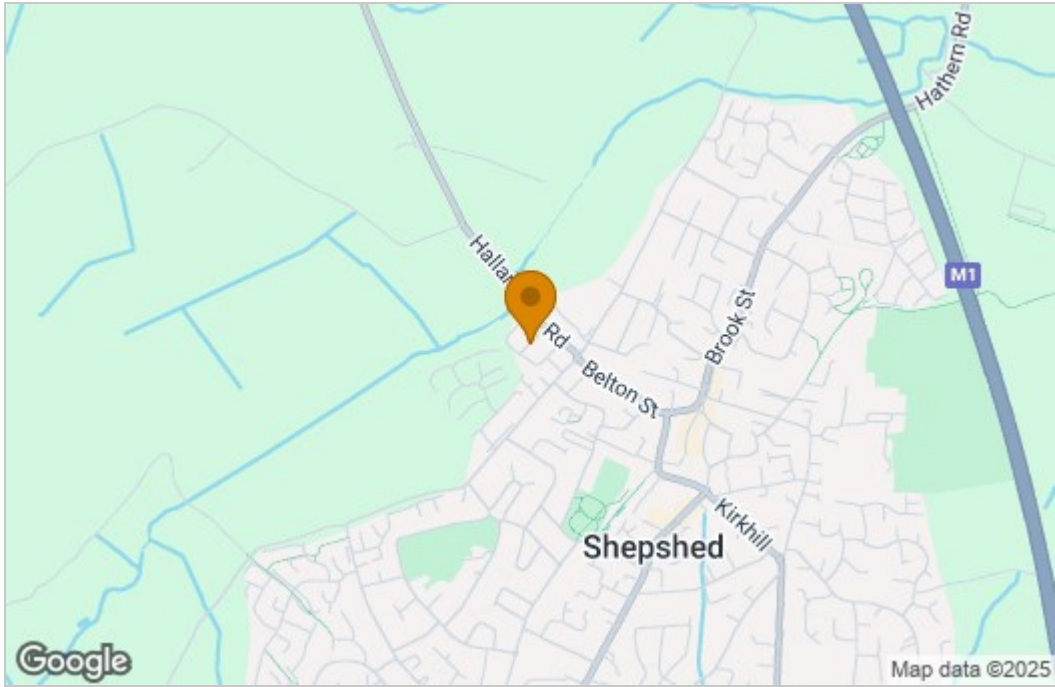
Corcoran Close, Shepshed
Internal Square Footage: 1055 sq.ft

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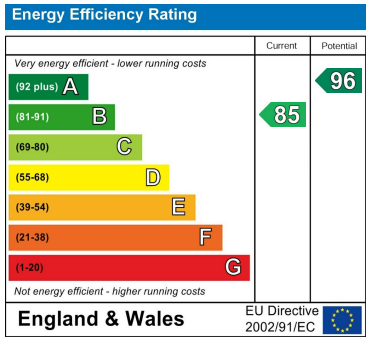
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Area Map



Energy Efficiency Graph



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