

# Holder's

A Modern Estate Agent



28 Queen Street, Loughborough, LE12 9RZ

£130,000

Holder's are delighted to present this two bedroom mid terrace property. Located within close proximity to Shepsheds town centre and it's amenities. The property is ideal for first time buyers or is ideal for investment, and benefits from double glazing and gas central heating throughout. The accommodation briefly comprises: Lounge, Kitchen and downstairs bathroom. On the first floor you find two well sized bedrooms. Outside to the rear is a shares courtyard area and the property has on street parking to the front.

The entrance to the property is located at the rear, featuring a door that opens into a welcoming entrance hall.

This space is equipped with a wall mounted boiler and a built in storage cupboard. The entrance hall seamlessly connects to the kitchen and includes a door leading to the bathroom, ensuring easy access to essential areas of the home.

The bathroom is thoughtfully designed with a three-piece suite that includes a close coupled W.C., a pedestal wash hand basin and a bath fitted with an electric shower overhead. It is further enhanced by a radiator for warmth and a PVCu double glazed window to the rear elevation, allowing natural light to fill the space.

The kitchen, measuring 3.45m by 2.21m, boasts a comprehensive range of wall, base, and drawer units complemented by laminate work surfaces. It features a stainless steel sink, an integrated electric oven, a built-in gas hob, and a stainless steel extractor hood, along with under-counter space for a washing machine.

This area is open to the lounge, which measures 3.45m by 3.45m and is adorned with a PVCu double glazed window at the front, two radiators, and a staircase leading to the first floor.

The landing provides access to both bedrooms, with the first bedroom measuring 3.45m by 3.45m and featuring a front-facing PVCu double-glazed window, a radiator, and a built-in storage cupboard.

The second bedroom, slightly smaller at 3.45m by 2.31m, includes a rear-facing PVCu double-glazed window and a radiator.

Outside, residents can enjoy a shared courtyard area at the rear, while on street parking is available at the front of the property.

### **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.

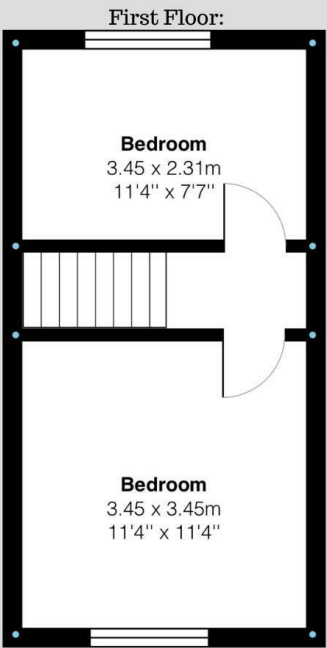
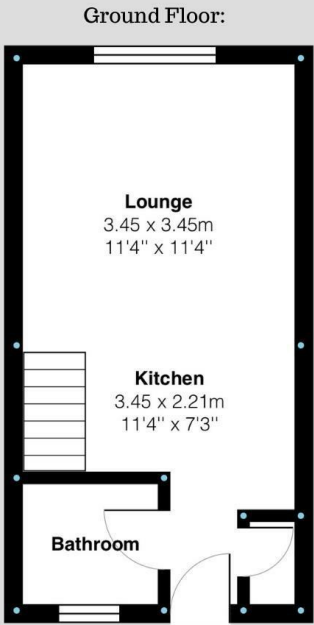
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### **Extra information**

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://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](https://check-long-term-flood-risk.service.gov.uk/postcode)



Floor Plan



Queen Street, Shepshed  
Internal Square Footage: 495 sq.ft

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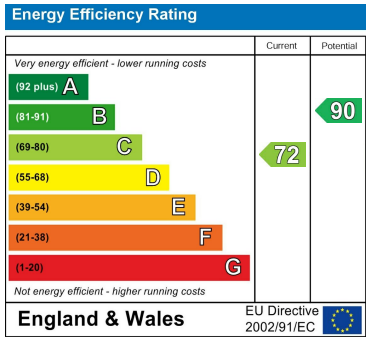
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Area Map



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.