

Holders

A Modern Estate Agent



25 Spinners Way, Loughborough, LE12 9NY

£99,000

* 50% SHARED OWNERSHIP *. This semi detached property is situated in a cul de sac position. The property comprises: entrance hall, WC/cloak room, kitchen and lounge/diner. On the first floor two double bedrooms and a bathroom. Outside is two off road car parking spaces and a rear garden.

Summary

The property is entered via a front door with a glazed panel, opening into an entrance hall finished with ceramic tiled flooring. From here, doors lead to the ground floor WC/cloakroom and the kitchen. The cloakroom is fitted with a low-flush WC and a pedestal wash hand basin, complemented by ceramic tiled flooring.

The kitchen is positioned to the front of the property and benefits from a uPVC double-glazed window. It is fitted with a range of wall and base units incorporating a stainless steel sink set into roll-edge preparation surfaces with tiled surrounds. There is space for a fridge/freezer and a freestanding electric cooker, along with plumbing for a washing machine. The room is finished with ceramic tiled flooring.

To the rear of the property is the lounge/diner, a well-proportioned space enjoying uPVC double-glazed patio doors that open onto the rear patio and garden. The room also benefits from a useful storage cupboard, stairs rising to the first-floor accommodation, and timber-effect laminate flooring.

The first-floor landing provides access to two bedrooms and the bathroom, with additional loft access. The principal bedroom overlooks the rear elevation and features timber-effect laminate flooring along with useful over-stairs storage. The second bedroom is situated to the front of the property and benefits from a uPVC double-glazed window and a radiator.

The bathroom is fitted with a three-piece suite comprising a low-flush WC, pedestal wash hand basin with tiled splashbacks, and a panelled bath with a shower over, operated directly from the combination boiler. Additional features include glass shower screening, an extractor fan, and vinyl flooring.

Externally, the property benefits from two off-road parking spaces to the front, with side access leading to the rear garden. The rear garden is mainly laid to lawn with a patio area, fully enclosed by timber fencing and incorporating a rear access gate.

50% Shared Ownership

Rent - £458.08 per month

Service Charge - £34.94 per month

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.

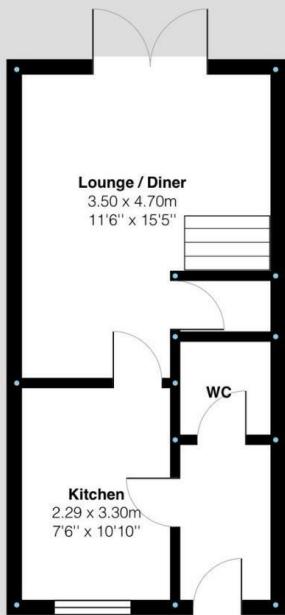
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make 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

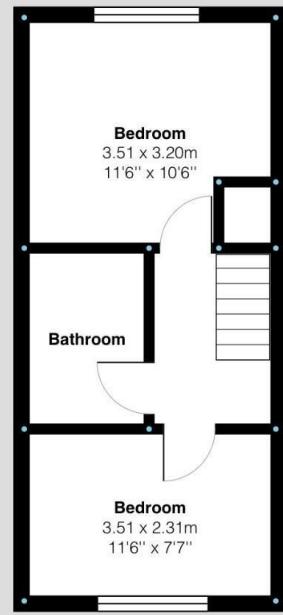
Floor Plan

Ground Floor:



Spinners Way, Shepshed
Internal Square Footage: Approx 581 sq.ft

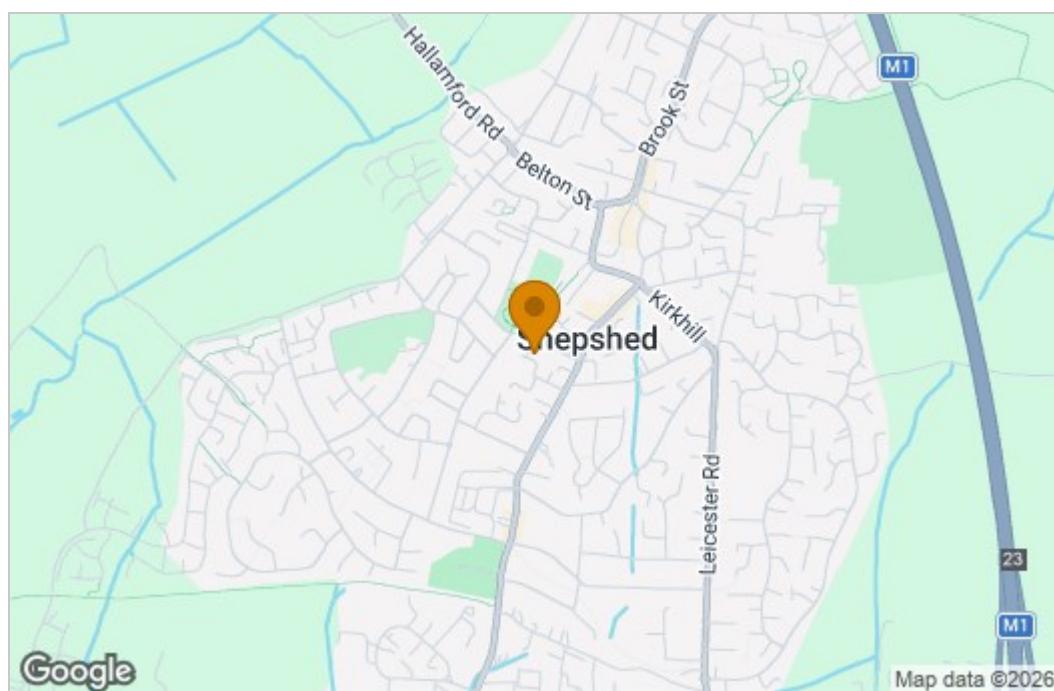
First Floor:



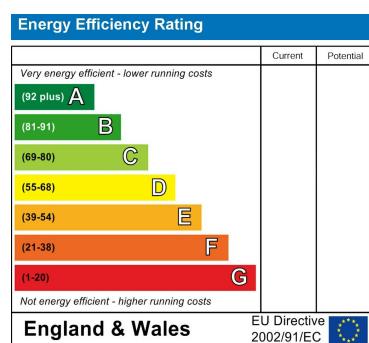
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Area Map



Energy Efficiency Graph



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