

Holderr

A Modern Estate Agent



38 Threadcutters Way, Loughborough, LE12 9JY

£190,000

A great opportunity to purchase this ideal buy to let investment or purchase situated within the popular village location of Shepshed and has the added benefit of a private garden. The property is located in a modern estate and is within short walking distances of local amenities and excellent commuting distance of transport links such as the M1, East Midlands Airport & M42. FREEHOLD PROPERTY.

Summary

The coach house is a freehold, detached building, with first floor living. Through the front door is a central staircase up to the hallway. To the left an open-plan kitchen, lounge and dining area creates a welcoming atmosphere, featuring velux windows, a juliet balcony and a practical layout. Separated from the main space by an island the fitted kitchen has an integrated oven and space for a washing machine and fridge freezer.

A hallway with fitted storage allows access to the two bedrooms, are a generously sized double and a large single. The single bedroom is an ideal space for a home office and has fitted storage. The bathroom has a shower and aqua board panelling. There is a private, south facing garden, perfect for outdoor dining, relaxing, or gardening, with additional storage space behind the building. To the left of the front door there is a large garage offering ample space for a vehicle and storage, with further parking available on the driveway. The remaining three garages are used by the owners of the adjacent houses.

Disclaimer

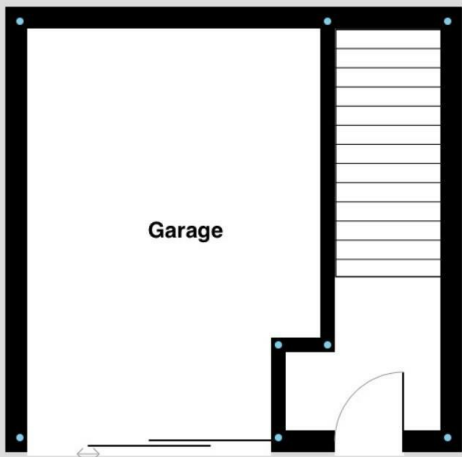
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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note 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

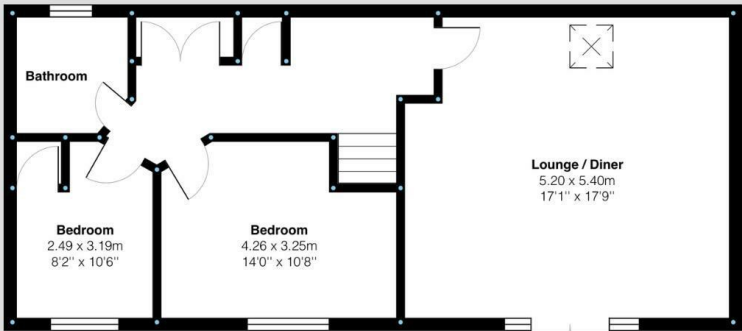
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



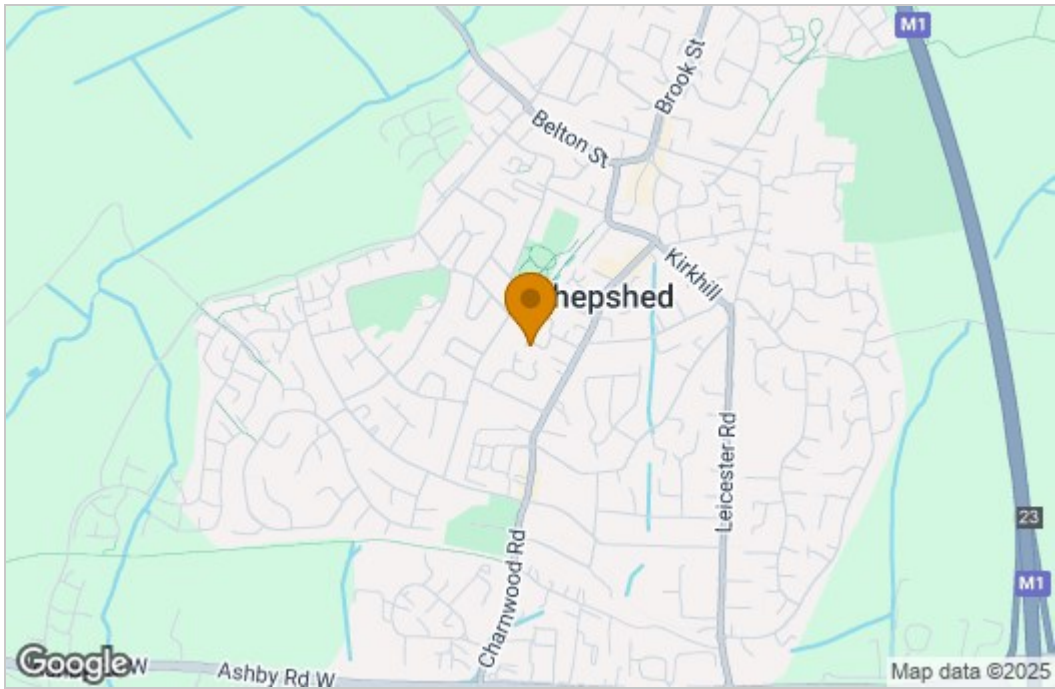
Threadcutters Way, Shepshed
Internal Square Footage: 700 sq.ft

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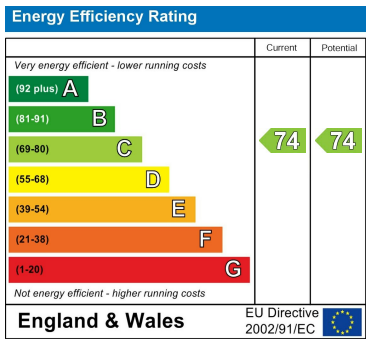
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Area Map



Energy Efficiency Graph



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