

# Holdings

A Modern Estate Agent



41 Marigold Crescent, Loughborough, LE12 9WP

£225,000

Holdings Estate Agents are delighted to bring to market this beautifully presented two double bedroom semi detached home. The property was constructed by William Davis, complete with remaining NHBC warranty and is situated on a quiet cul-de-sac within the sought after Buttercup Fields development in Shepshed. In brief internally it offers an entrance hallway, lounge, kitchen diner, downstairs w.c., two double bedrooms and family bathroom. Outside there is off road parking for two vehicles and a low maintenance private rear garden.

## Summary

Upon entering through the front door you are greeted by the entrance hallway, this provides access to the lounge and there are stairs rising to the first floor.

The Lounge is generously proportioned, ideal for both relaxation and entertaining and has a large window to front elevation. At the rear of the lounge is a door taking you to the kitchen diner.

The heart of the home is undoubtedly the stunning Kitchen/Diner, a bright and airy space that combines functionality with style. Featuring high-quality Smeg appliances comprising of an electric oven with gas hob above and overhead stainless steel extractor and integrated fridge freezer. The Kitchen/Diner offers ample counter space, stylish cabinetry and is a great space for all the family to enjoy. There is space in this room for a dining table and there is door at the back leading out to the rear garden. Located off of this room is the downstairs w.c.

The downstairs w.c. is fitted with a two piece suite comprising a low flush w.c., and wash hand basin.

Ascending to the first floor you arrive on the landing, this provides access to both double bedrooms and the family bathroom.

The main bedroom is located at the rear of the property and is complete with fitted storage.

The second bedroom is again a great size, providing ample space for family, guests, or even a home office.

Completing this level is the family Bathroom, it is fitted with a three piece suite comprising a bath with a shower over, low flush w.c. and wash hand basin.

To the outside the property has a driveway to the front offering off road parking for two vehicles and access via the side gate leads to rear garden. The rear garden is complete with a patio area and lawn, all of which is kept secure and private by wooden fencing.

## 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.

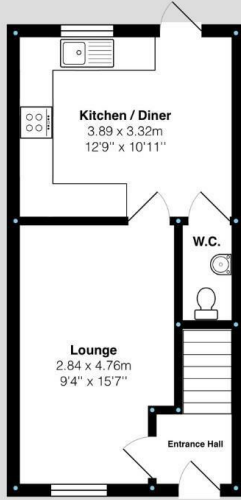
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make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

## Extra Information

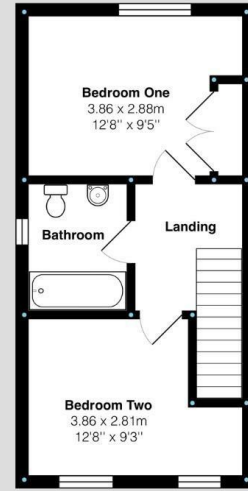
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# Floor Plan

Ground Floor:



First Floor:



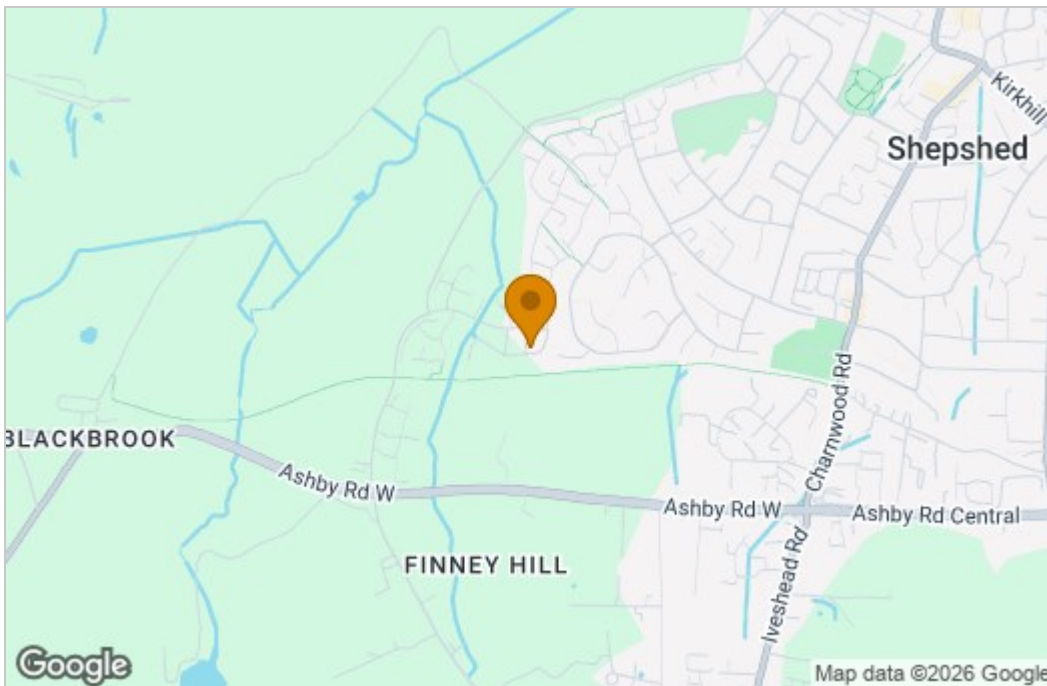
Marigold Crescent, Shepshed  
Internal Square Footage: Approx 699 sq.ft

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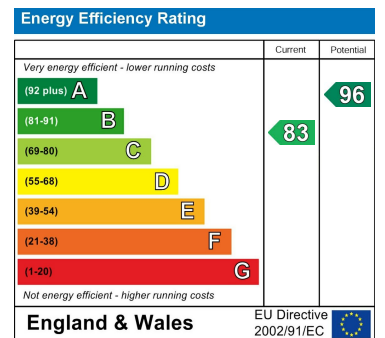
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## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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