

Holdere

A Modern Estate Agent



6 Garendon Close, Loughborough, LE12 9NT

£235,000

Holdere Estate Agents are delighted to bring to market with NO UPWARD CHAIN, this charming three bedroom semi detached home. The property is set in a quiet cul-de-sac in Shepshed on a larger than average plot. In brief the internal accommodation comprises an entrance hallway, lounge diner, kitchen/diner, garden room, three bedrooms and family bathroom. Outside you find off road parking to the side and lovely established rear garden.

Summary

Upon entry to the property you arrive in the spacious entrance hallway, this provides access to the lounge/diner, kitchen/diner and there are stairs rising to the first floor.

The lounge/diner is a very well proportioned room, spanning the depth of the property complete with the original 1960's marble fireplace. It is full of natural light thanks to a large window to the front elevation and patio doors to the rear providing direct access out to the garden. The current owners have it set up for lounge dining with a sofa suite to the front area and dining set at the rear, all whilst being conveniently located adjacent to the kitchen/diner.

The kitchen/diner is to the rear of the home and comprises a Lined Oak fitted kitchen with a matching range of wall and base units with countertops above. It benefits from eye level ovens, gas hob, sink drainer and under counter space and plumbing for a washing machine. At the back of the kitchen/diner there is a built in seating area/breakfast bar overlooking the garden.

From the kitchen there is a door to the side elevation taking you into the garden room. The garden room is of PVCu construction and glazed to three sides. It is a useful space offering a multitude of uses to the new owners, it also has access to the front and rear to outside.

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

The main bedroom is situated at the front of the property, it is a large double room complete with built in airing cupboard and a large window to the front elevation.

Bedroom two is another well proportioned double room with a lovely outlook over the rear garden.

Bedroom three is a good sized single bedroom, it too enjoys a lovely outlook over the garden.

The family bathroom is fitted with a three piece suite comprising a bath with shower over, wash hand basin with storage below, low flush w.c and frosted window to the side elevation.

Outside you find the property set on a lovely plot in a quiet cul-de-sac. The property is set back from the road with a low maintenance front garden. To

the side there is off road parking on the tarmac driveway which in turn leads to the front door and garden room. The rear garden is established and has a lot to offer. It is currently set up with a large patio area to the rear of the property as well as an additional raised patio and pond with a shed to the boundary at the side. There is a pathway taking you up the garden where the main area is laid to lawn with established borders. Right at the top is an additional area currently housing a summer house but could be perfect as a vegetable patch, storage or additional planting space.

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.

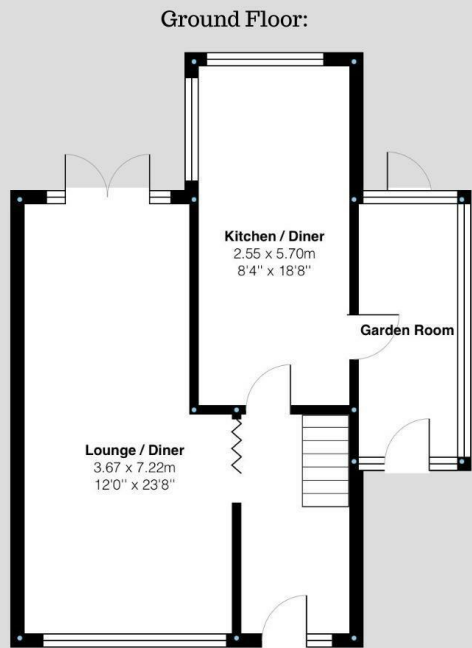
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Extra Information

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

Floor Plan



Garendon Close, Shepshed
Internal Square Footage: Approx 914 sq.ft

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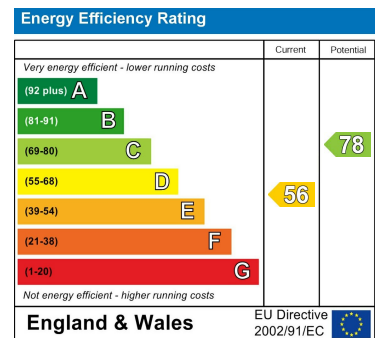
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Area Map



Energy Efficiency Graph



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