

Holdere

A Modern Estate Agent



29 Threadcutters Way, Loughborough, LE12 9JY

Offers over £235,000

Holdere Estate Agents are delighted to bring to market with NO UPWARD CHAIN, this immaculately presented three bedroom home in Shepshed with open green space to the front elevation. Internally the property offers an entrance hallway, kitchen, dining room, lounge, downstairs w.c., three bedrooms with the main having a well appointed en-suite shower room and family bathroom serving the remaining two bedrooms. Externally the property offers off road parking, garage and a private rear garden.

Summary

Upon entry to the property you arrive in the entrance hall, this provides access to the Lounge, Kitchen/Diner, downstairs W.C. And stairwell rising to the first floor.

The lounge is situated at the front of the home, it features a large bay window allowing in plentiful light and overlooking open green space and sufficient room for a sofa suite and associated furnishings.

Returning back to the hall you find the conveniently located downstairs W.C, it is fitted with a modern two piece suite comprising low flush W.C., pedestal wash hand basin and frosted window to the side elevation.

To the rear of the property is the Kitchen and dining space, fitted with a matching range of wall and base units with countertops above. This is a great space for entertaining with a seamless flow of indoor and outdoor living thanks to direct access to the rear garden via a set of patio doors. The kitchen area features an inset sink drainer, integrated electric oven with stainless steel extractor hood over, under counter space and plumbing for both a washing machine & dishwasher and space for a fridge freezer.

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

The main bedroom is a great sized double room situated at the front of the property and offers built in wardrobes and an en-suite shower room, fitted with three piece suite comprising shower cubicle, low flush W.C., pedestal wash hand basin and frosted window to the side elevation.

Bedrooms two and three are both well proportioned rooms at the rear of the property, each having a nice outlook over the rear garden.

The family bathroom is fitted with a modern three piece suite, comprising a bath, pedestal wash hand basin and low flush W.C.

Outside you find the property in a highly popular residential location in Shepshed, within walking distance of all the local amenities. There is off road parking and a single garage in the coach house to rear. The rear garden is complete with a patio area, lawn space and planted areas making a great space to enjoy the summer months in!

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.

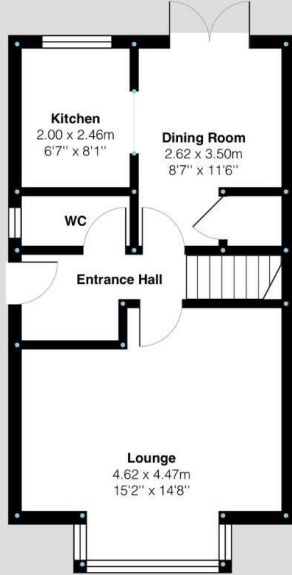
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make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

Extra Information

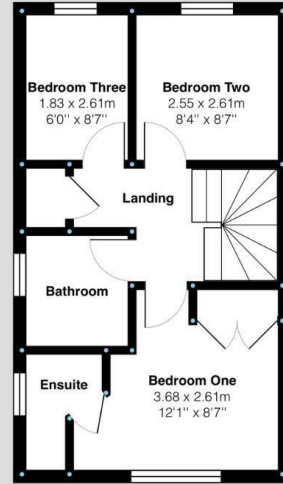
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



Threadcutters Way, Shepshed
Internal Square Footage: Approx 807 sq.ft

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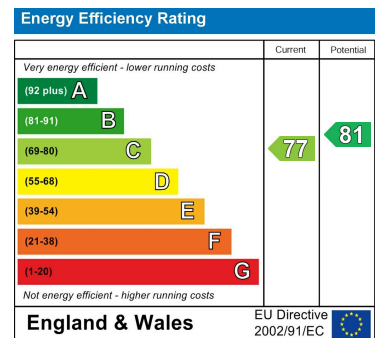
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Area Map



Energy Efficiency Graph



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