

Holdere

A Modern Estate Agent



16 Kidger Close, Loughborough, LE12 9UQ

£115,000

Holdere Estate Agents are delighted to bring to market this immaculately presented one double bedroom second floor apartment. The property offers an entrance hallway, spacious Kitchen/Lounge/Diner, double bedroom, family bathroom and allocated parking. Ideally positioned in Shepshed within walking distance to all the local amenities.

Summary

Upon entry to the property through the front door you arrive in the entrance hallway, this provides access to all the accommodation and also houses two useful built in cupboards for storage.

The Kitchen/Lounge/Diner is a very well proportioned room with the Kitchen featuring a modern range of wall and base units with rolled edge work surfaces, a sink and drainer unit with mixer tap, four ring electric hob with extractor hood over, having double electric oven and grill with space and plumbing for multiple appliances. Also having tiled splash backs, a uPVC double glazed window to rear and further uPVC framed Juliet balcony overlooking the park.

The bedroom is a good sized double bedroom complete with a uPVC double glazed window.

The bathroom is fitted with a modern three piece suite comprising bath with shower over, pedestal wash hand basin, low flush w.c. and frosted uPVC double glazed window.

Outside you find the property located in a quiet but central position in Shepshed. There is a bin store and allocated parking for one car.

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.

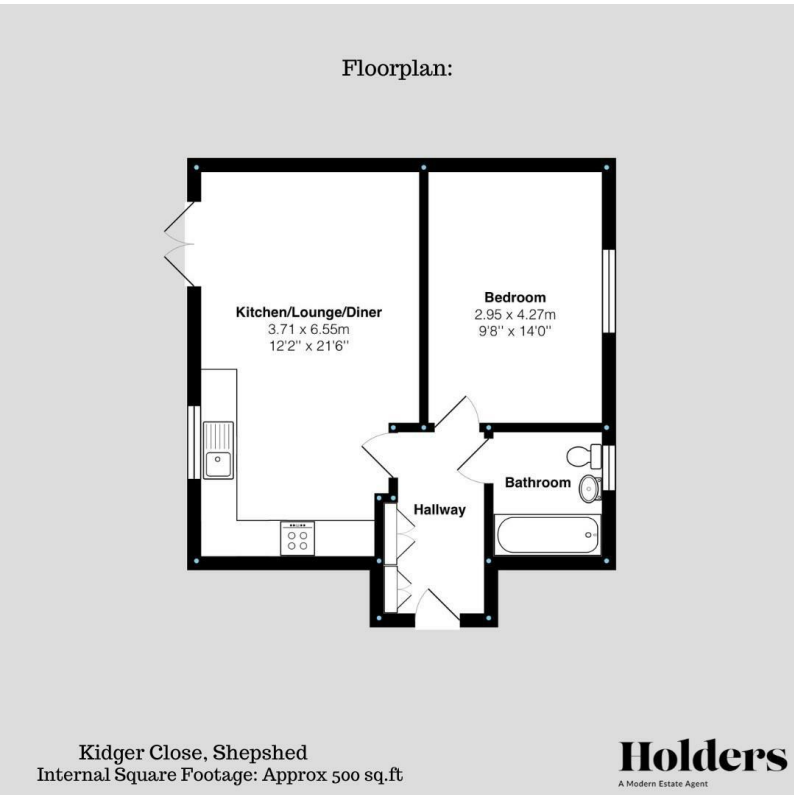
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

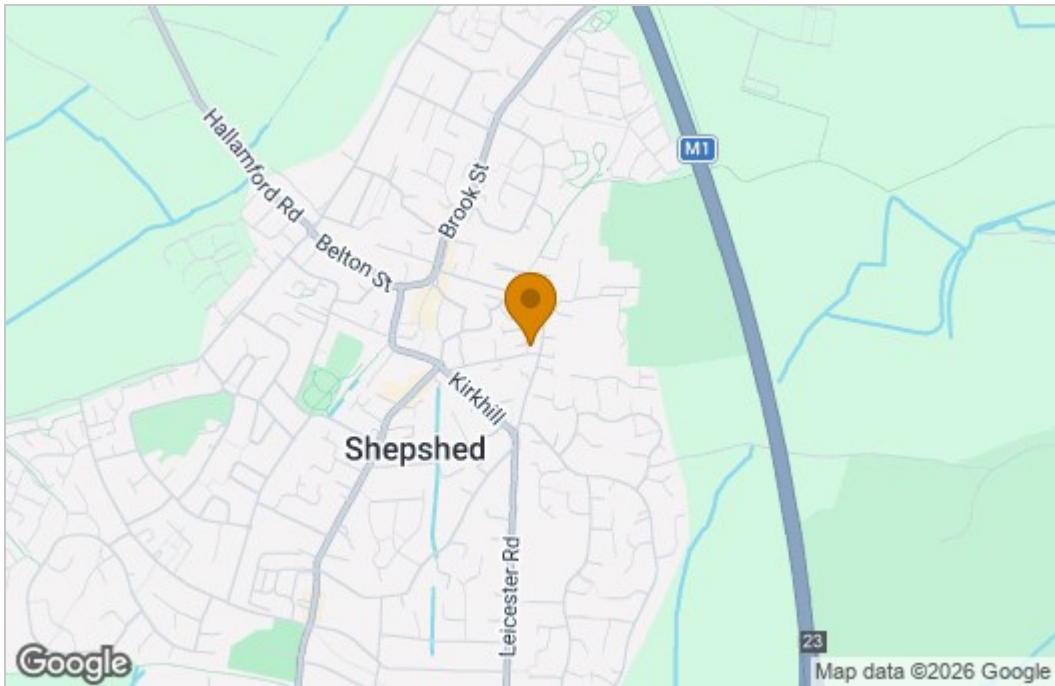
Extra Information

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

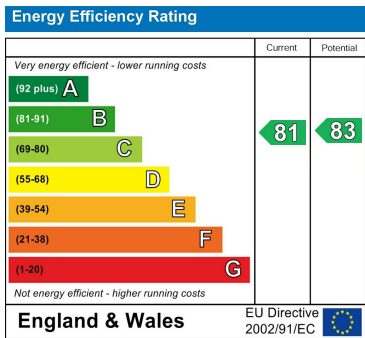
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.