

# Holderr

A Modern Estate Agent



## 55 Kirkhill

Shepshed, Loughborough, LE12 9PA

£170,000





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Upon arriving at Kirkhill, you are greeted by low maintenance front garden that provides access to the front and provides a little privacy with shrubs.

The main entrance door leads directly into the living room, which boasts a double glazed window facing to the front elevation. This welcoming area is perfect for relaxation and has a feature central fireplace. From this space, you can enter the dining/family room, a versatile area that can accommodate either a dining table and chairs or a sofa. The room also gives access to the kitchen, stairs to first floor and a useful under stairs storage cupboard.

At the rear, the extended rally kitchen is fitted with a range of matching wall and base units, along with built-in appliances such as an oven, hob, and extractor fan. There is under counter space for fridge and freezer. The kitchen benefits from windows to two elevations and there is a door taking you out the the rear garden.

As you make your way to the first floor, you will find a good sized landing providing access to two double bedrooms and family bathroom.

The main bedroom is at the front of the property and is a very good sized double room. The second bedroom overlooks the garden and has two useful storage cupboards and loft access which maybe possible for conversion subject to the necessary planning consents.

This floor is completed by a family bathroom that includes a bath with a shower overhead, a low flush w/c, and a wash hand basin. Returning to the ground floor and stepping outside, you will discover a generous southwest facing garden.

This garden is an excellent space for enjoying the summer months, featuring a patio area at the rear of the house then leading down to various lawned areas with established borders. At the back of the garden there is a further block paved area with a shed. There is also a private side gate giving access to the passageway leading to the front of the property where there is on street parking.

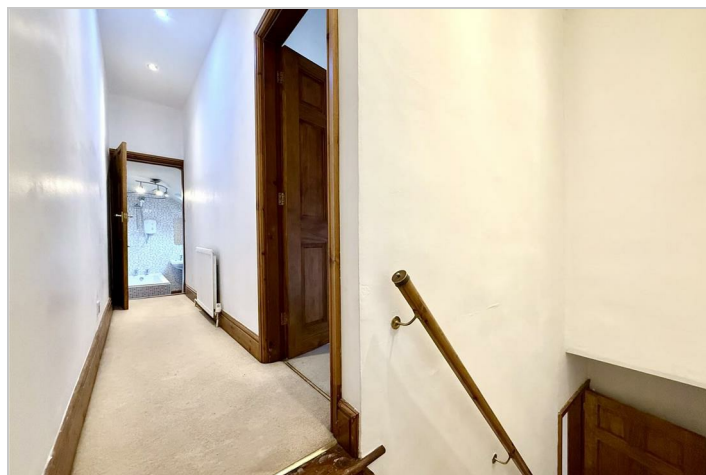
## Disclaimer

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.
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Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

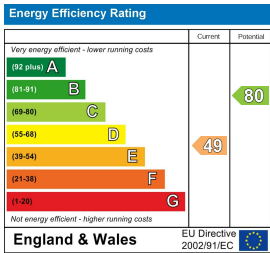
**Kirkhill, Shepshed**  
Internal Square Footage: 872 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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