

Holdere

A Modern Estate Agent



20, Sandringham Rise, Shepshed, Leicestershire, LE, LE12 9ND

£267,500

Holdere are delighted to bring to market this immaculately presented three bedroom semi detached home situated in the ever popular Shepshed. In brief the modern accommodation comprises hallway, lounge, Kitchen/Diner, three bedrooms and family Bathroom. Externally there is off road parking for three cars, single garage and mature private garden to the rear.

Upon entry to the property via the front door you arrive in the entrance hall. This has a useful cloaks cupboard and provides access to the lounge as well as having stairs rising to the first floor accommodation.

The lounge is a lovely space, upgraded by the current vendors and features a media wall with built in feature fireplace. There is sufficient space in here for a sofa suite making it a perfect space for relaxation. There is also a large window to the front elevation making it a very light room and there is a door that takes you to the kitchen diner at the rear.

The modern kitchen/diner spans the full width of the rear of the home making it a real highlight and perfect for family meals and social gatherings, offering generous worktop and storage solutions with integral appliances. A family dining table fits comfortably, while French doors open directly into the garden, creating a seamless flow between indoor and outdoor living. There is also door to the side elevation which takes you to the garage, currently set up as a home gym and providing further storage.

Ascending to the first floor, you'll find three bedrooms all generous in size and immaculately presented. There is also an airing cupboard on the landing providing useful additional storage. The master bedroom boasts fitted wardrobes across one wall providing ample space for clothes. The second bedroom is situated at the rear of the property, it is a good sized double room and benefits from a nice outlook over the garden. Bedroom three is a single room situated at the front of the property and has ample space for a single bed, desk and associated bedroom furnishings.

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

Outside to the front of the home you have a large block paved driveway providing off road parking for three vehicles and giving access to the single garage which has lighting and power. The rear garden is a good size and has a large decked seating area, established borders, lawned area and mature trees creating a very private back drop.

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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.

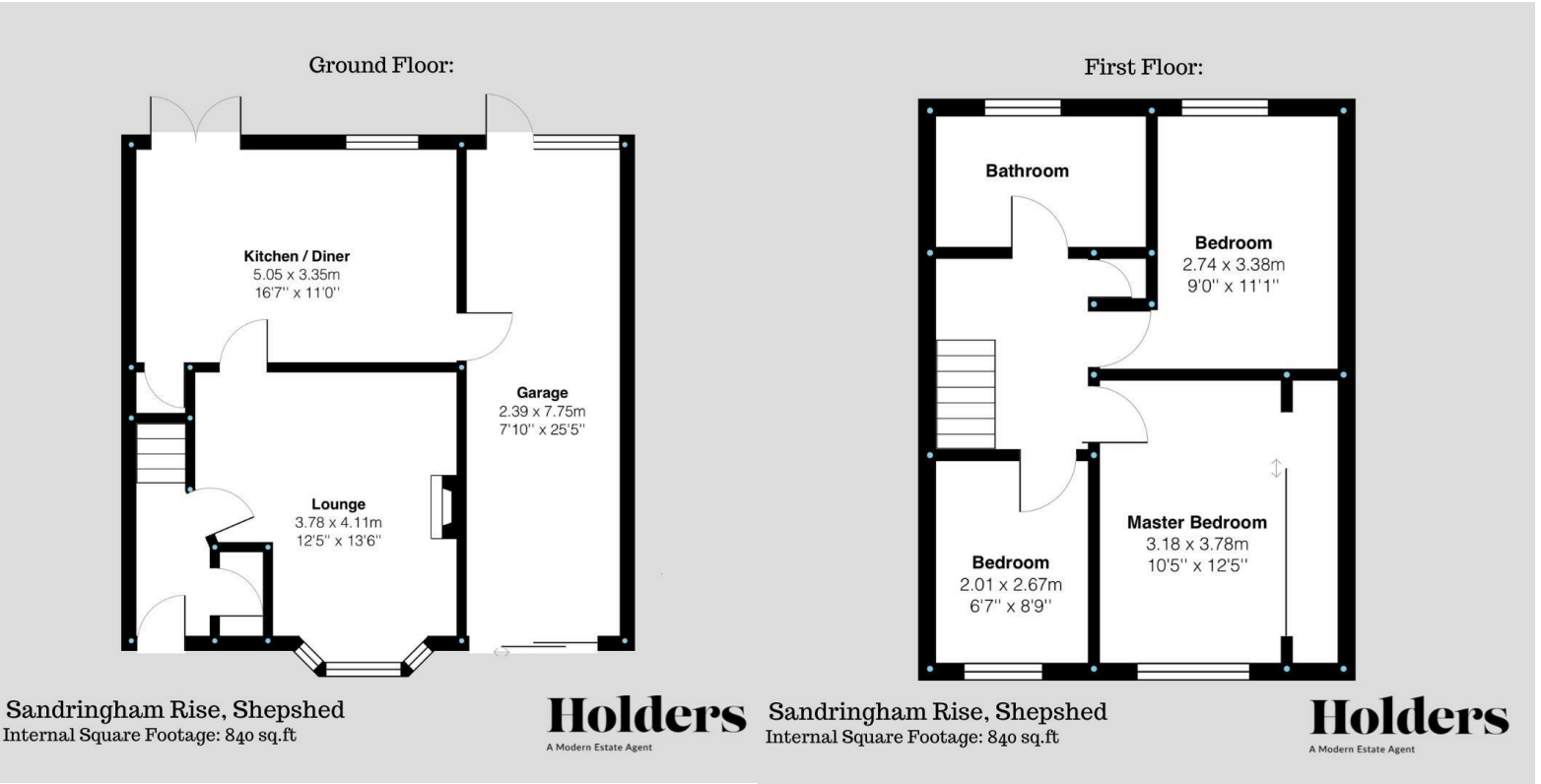
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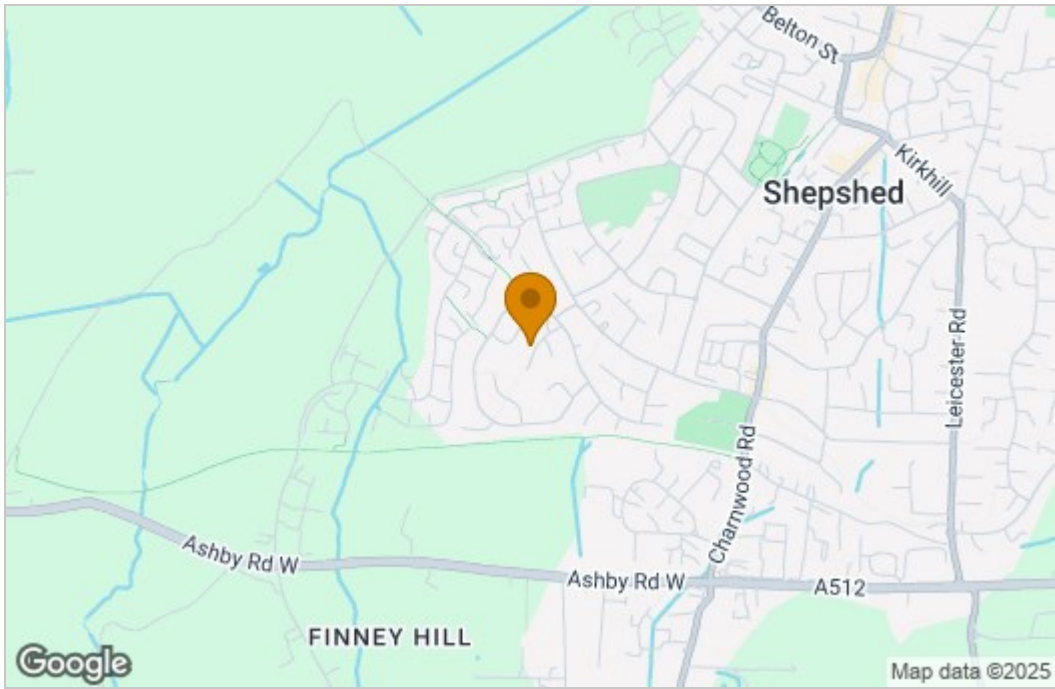
Extra information

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

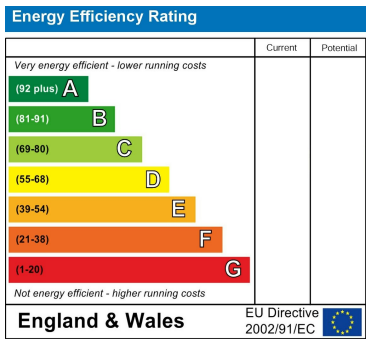
Floor Plan



Area Map



Energy Efficiency Graph



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