

# Holdere

A Modern Estate Agent



56 Orchard Close, Loughborough, LE12 9UB

£255,000

Holdere are delighted to bring to market this immaculately maintained three bedroom home boasting landscaped gardens, off road parking and a garage. The property is very well presented and in brief comprises three bedrooms, two reception rooms, modern fitted kitchen and w.c as well as off road parking for three cars plus a single garage. There is also a good sized garden to the rear and lawned garden at the front.

The property has been meticulously maintained by the current owners, offering uPVC double glazing and gas central heating, with a total floor area of around 942 sq ft.

The accommodation spans two floors and briefly comprises: an entrance hall with a w.c. off, a generous sitting room, a charming dining room with direct access to the garden via French doors, and a stunning contemporary fitted kitchen.

Upstairs, there are three well-sized bedrooms, an airing cupboard, and a superb three-piece family bathroom.

The property is located at the end of a cul-de-sac, ensuring no through traffic.

It features lawned front gardens with a pathway leading to the front door, along with a driveway that provides parking for three vehicles. To the side, there is a detached garage with power and lighting. The rear gardens are beautifully landscaped, featuring two seating terraces, a lawn, and flower beds with mature shrubs.

This property must be seen to be truly appreciated and is offered to the market in exceptional, move-in condition.

All whilst being conveniently located just a brief walk from the town centre of Shepshed, a market town in Charnwood. The property is easily accessible to a wide variety of local amenities within the town. The M1 motorway junction is conveniently close, offering superb access to both East Midlands and Birmingham airports, along with the cities of Leicester, Nottingham, and Birmingham

Accommodation -

Entrance Hall -

Kitchen - 3.61m x 2.24m (11'10 x 7'4)

Dining Room - 3.61m x 2.44m (11'10 x 8')

Sitting Room - 4.50m x 3.81m max (14'9 x 12'6 max)

Wc

First Floor

Bedroom One - 4.09m x 2.92m max (13'5 x 9'7 max

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Bedroom Two - 3.66m x 2.46m (12' x 8'1)

Bedroom Three - 2.67m x 2.26m max (8'9 x 7'5 max)

Bathroom - 1.93m x 1.83m (6'4 x 6')

Garage -

### **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.

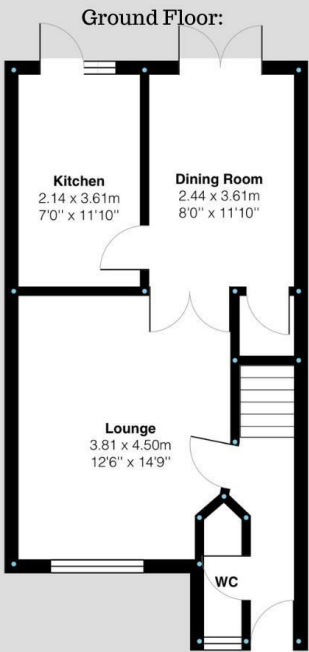
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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**

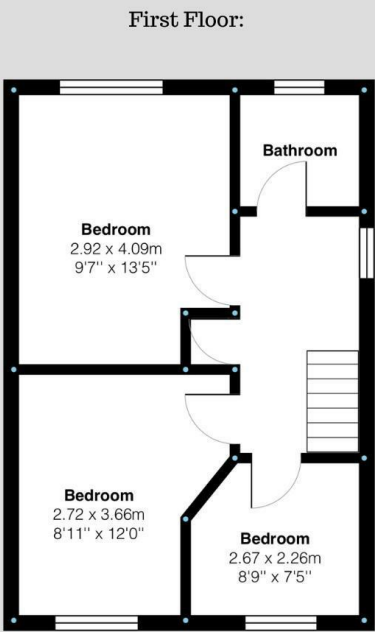
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Floor Plan



Orchard Close, Shepshed  
Internal Square Footage: 942 sq.ft

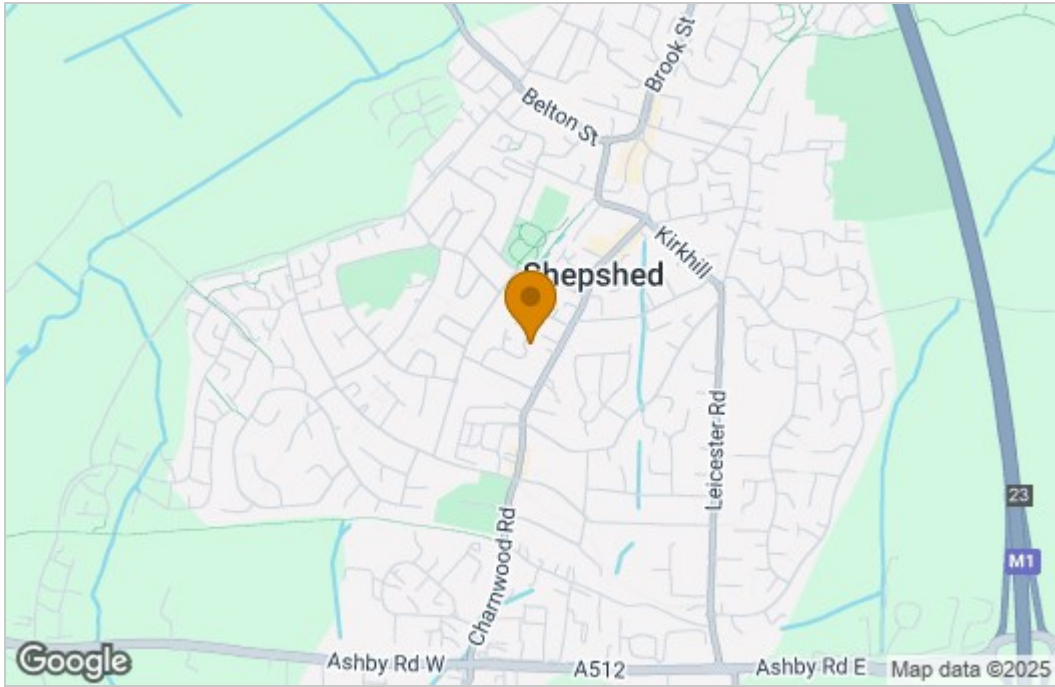
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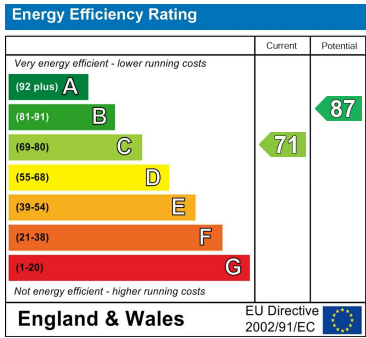
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Area Map



Energy Efficiency Graph



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