

Holderr

A Modern Estate Agent



8 Tunncliffe Court, Shepshed, LE12 9WJ

£250,000

A stunning modern three bedroom semi detached home, featuring pristine living areas, off-road parking, and well-proportioned landscaped gardens in a tucked away cul-de-sac setting. The property also includes the remaining duration of its NHBC warranty.

Holdings presents this beautifully maintained family home located within the Kings Gate development on Hathern Road in the market town of Shepshed.

The interior is in great condition throughout, with accommodation spread over two levels accessed via an entrance hall, a sitting room, and a kitchen/diner that opens directly to the garden through French doors. A convenient downstairs w.c completes this floor.

The upper floor comprises three ample bedrooms (two of which are doubles) and a beautifully designed contemporary family bathroom. The principal bedroom suite features an additional storage cupboard/wardrobe and modern fitted en-suite shower facilities.

Situated on a tranquil residential street, the property occupies a spacious plot and is set on a private driveway. It features a driveway accommodating parking for multiple vehicles, while the rear boasts an impressive garden that has been recently landscaped, complete with a lawn and a pathway leading to a generous seating terrace.

This home benefits from the remaining coverage of its 'Persimmon new homes Premium Warranty'. The town offers a comprehensive array of local amenities and excellent transport links to Loughborough, Leicester, Nottingham, and Birmingham via the M1/M42 motorway networks.

Additionally, the picturesque Charnwood Forest is just a short drive away.

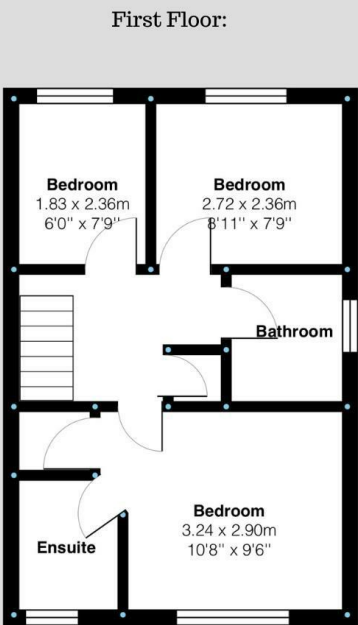
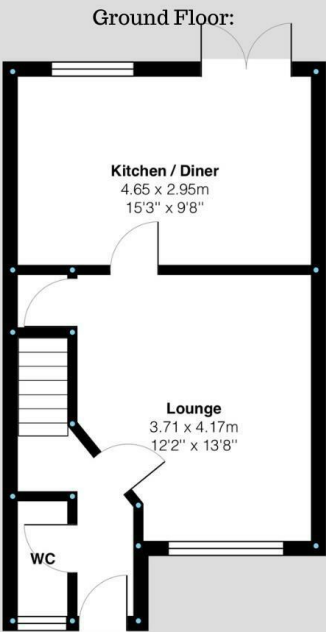
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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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Extra 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



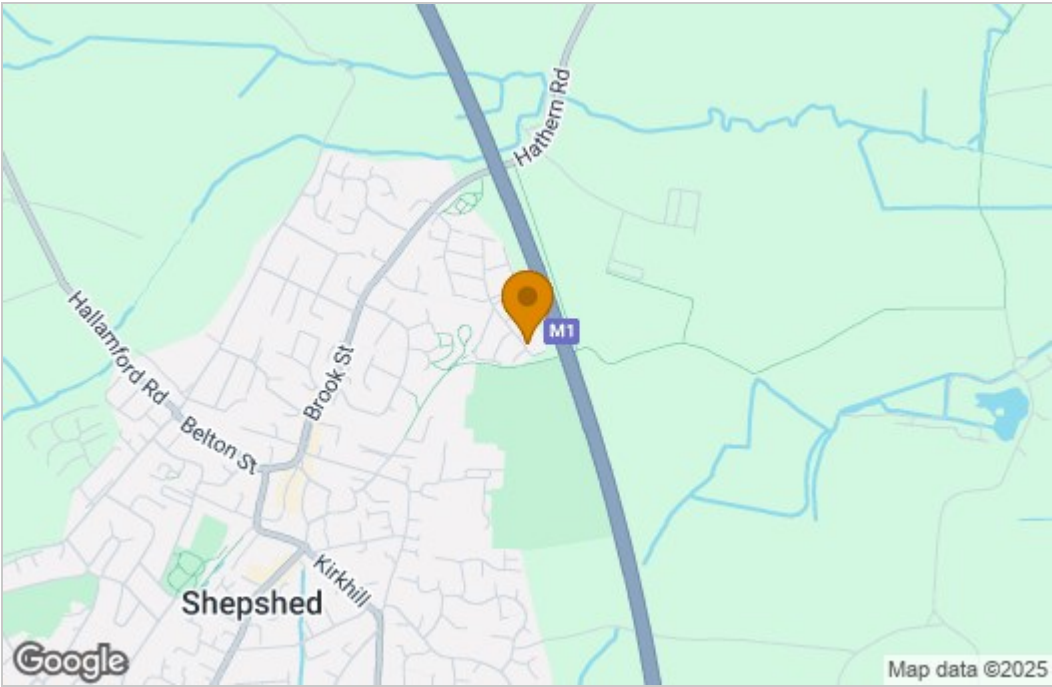
Tunncliffe Court, Shepshed
Internal Square Footage: 734 sq.ft



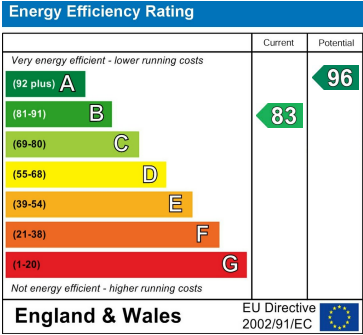
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Area Map



Energy Efficiency Graph



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