

Holdere

A Modern Estate Agent



18 Marigold Crescent, Shepshed, LE12 9WP

£385,000

Holdere Estate Agents are delighted to bring to market this beautifully presented & upgraded four double bedroom detached family home in Shepshed. Constructed by William Davis and situated on the well regarded Buttercup Fields development, it offers modern family living and great access to all the local amenities. In brief the accommodation comprises an entrance porch & hallway, lounge, w.c, study/playroom, full width kitchen/diner with utility off, four double bedrooms with one being en suite and the family bathroom. Outside you find landscaped gardens to the front and rear, off road parking and a large single garage.

Summary

Upon entry to the property through the sheltered porch and front door you arrive in the spacious entrance hallway, this provides access to the lounge, study/playroom, downstairs w.c., kitchen diner and utility at the rear.

The Lounge is generously proportioned, ideal for both relaxation and entertaining, with a feature fireplace and large window to front elevation.

Across the hall, you'll find a well appointed secondary reception room. A versatile space to suit the buyers needs, perfect for a study/playroom. There is also in built storage spanning the full width of the room as well as a window to the front elevation. The current owners have it set up for working from home as a study.

Next to the study and located off of the hall is the downstairs w.c., it is fitted with a two piece suite comprising wash hand basin, low flush w.c and frosted window to the side elevation.

The heart of the home is undoubtedly the stunning Kitchen/Diner which is at the rear of the home and spans almost the full width, it is a bright and airy space that combines functionality with style. Featuring high-quality appliances, ample counter space, and stylish cabinetry, this kitchen is a great space for all the family to enjoy. There are also the following integrated appliances; fridge freezer, dishwasher, eye level ovens and gas hob with extractor over. The adjoining dining area is perfect for family meals or hosting dinner parties and allows for direct access to the rear garden.

Additionally, the Utility Room provides extra storage and laundry facilities, ensuring that the main living areas remain clutter-free.

Ascending to the first floor you arrive on the landing, this gives access to the four double bedrooms, family bathroom and storage/airing cupboard.,

All four bedrooms are doubles, each thoughtfully designed with comfort in mind. The Master Bedroom is complete with fitted storage and an en-suite shower room. The additional three bedrooms are equally well-appointed, providing ample space for family, guests, or even a home office.

Completing this level is the family Bathroom, equipped with a four piece suite comprising bath, shower cubicle, pedestal wash hand basin and low

flush w.c.

To the outside the property has a driveway offering parking for three vehicles leading to a single garage. The rear garden has been landscaped and features, paved patio areas, lawned main garden, tiered established borders all of which is enclosed by wooden fencing making it secure and private.

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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Extra information

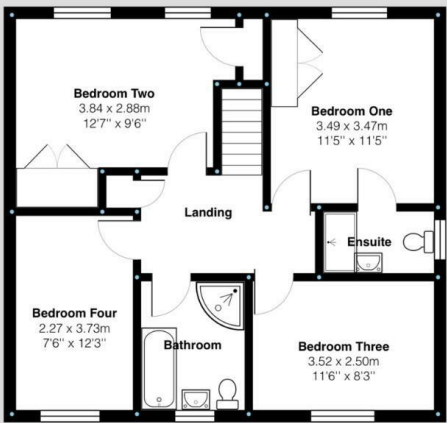
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor



First Floor



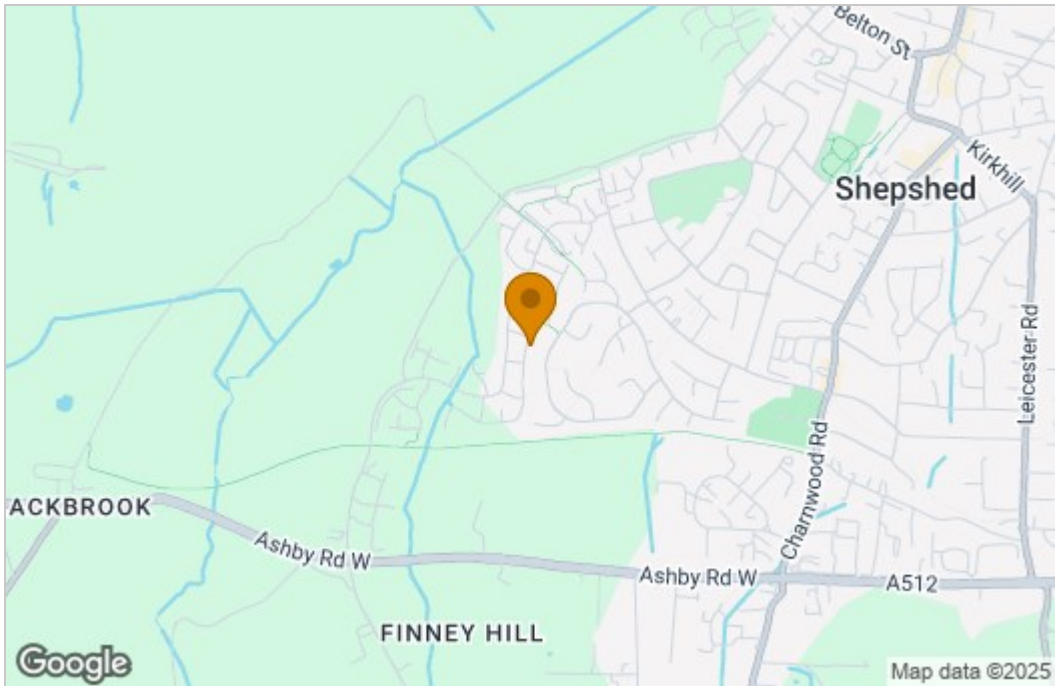
Marigold Crescent, Shepshed
Internal Square Footage: Approx 1334 sq.ft

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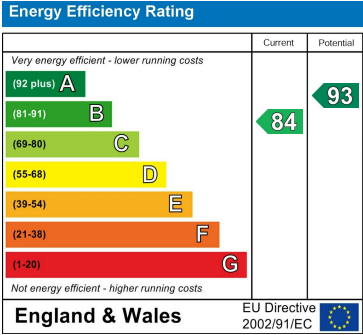
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Area Map



Energy Efficiency Graph



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