

# Holderr

A Modern Estate Agent



16 Ring Fence, Loughborough, LE12 9HY

£225,000

This excellent semi-detached home is ready for you to move straight into. The ground floor features a spacious kitchen, a welcoming lounge, and a convenient downstairs W.C. Upstairs, you'll find two double bedrooms and a stylish double shower room.

Outside, the front of the property offers a low-maintenance garden with side access leading to off-street parking for two vehicles at the rear. The back of the house includes a patio area that opens onto a private, enclosed rear garden.

## Summary

A storm porch leads into a well-presented kitchen, fitted with modern wall and base units, laminate work surfaces, a stainless steel sink, integrated oven, gas hob with extractor, dishwasher, washing machine, and space for additional appliances.

From here, a door opens into the inner hallway, which provides access to a downstairs W.C. and the living room.

The W.C. includes a contemporary two-piece suite, while the spacious living room features wood laminate flooring and large rear windows with a door opening onto the garden, allowing plenty of natural light.

Upstairs, the landing gives access to two well-proportioned bedrooms, both complemented by fitted storage. The shower room is finished with a modern three-piece suite, including a walk-in double shower, and is completed with a chrome ladder radiator.

Outside, the front of the property offers a low maintenance garden and a shared driveway leading to two private parking spaces. The rear garden is mainly laid to lawn, featuring a paved patio area and enclosed by wooden fencing for privacy.

## 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.

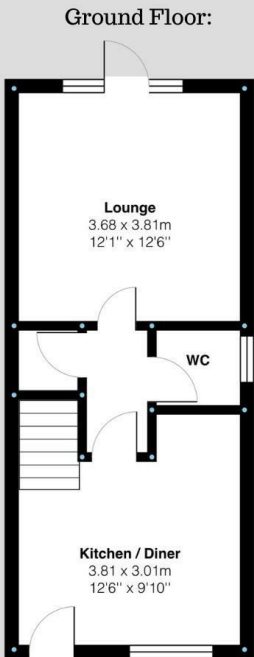
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

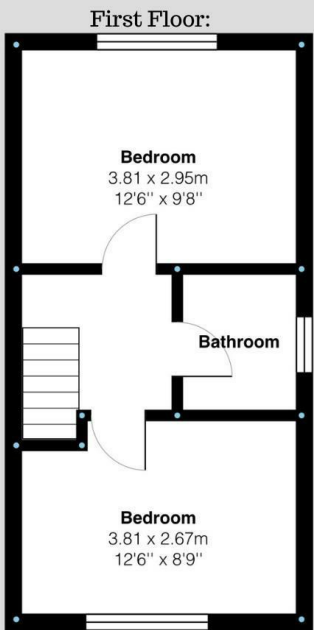
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

Floor Plan



Ring Fence, Shepshed  
Internal Square Footage: Approx 668 sq.ft

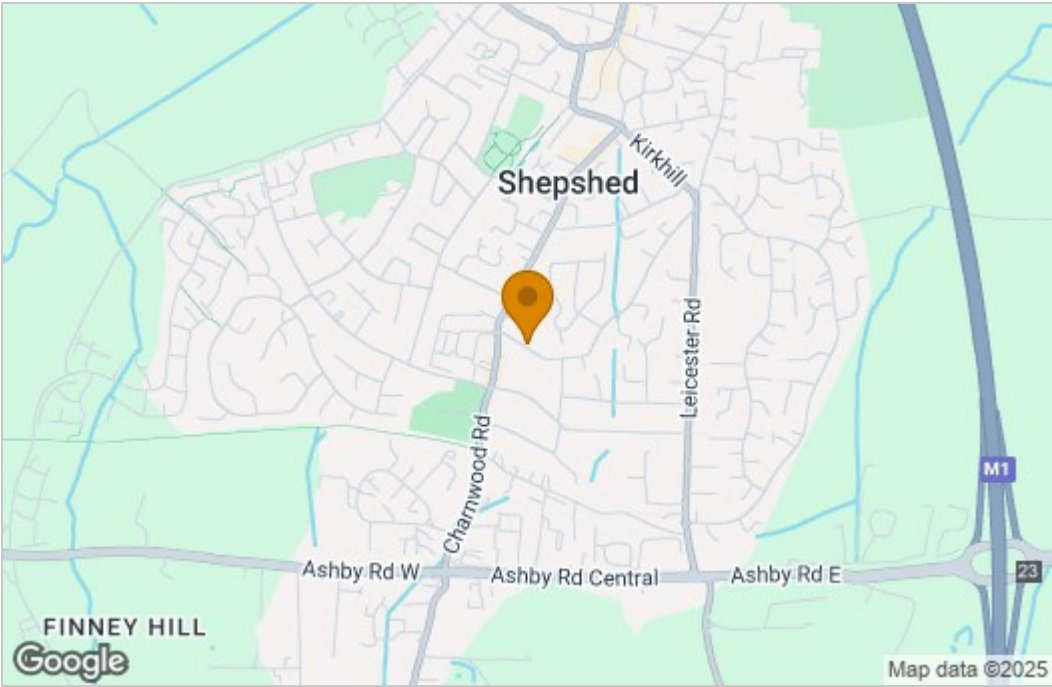
**Holders**  
A Modern Estate Agent



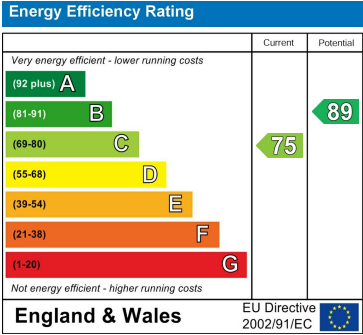
Ring Fence, Shepshed  
Internal Square Footage: Approx 668 sq.ft

**Holders**  
A Modern Estate Agent

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.