Holders

A Modern Estate Agent

39 Field Street, Loughborough, LE12 9AL

£180,000

A well-presented end terrace property with three bedrooms and two reception rooms located within the village centre of Shepshed. Situated within excellent reach of local amenities, shops and schools this property is an ideal purchase for any first time purchaser.

A well-presented end terrace property with three bedrooms and two reception rooms located within the village centre of Shepshed. Situated within excellent reach of local amenities, shops and schools this property is an ideal purchase for any first time purchaser. The internal living accommodation offers two reception rooms, fitted kitchen, three bedrooms and bathroom. To the rear is an enclosed low maintenance courtyard. An early viewing is highly advised to fully appreciate the property.

Lounge 15' 5" x 10' 11" (4.70m x 3.33m)
Accessed via UPVC double glazed door to front with double glazed window to front and wall mounted radiator. Stairs leading to first floor landing and access through to the dining room.

Dining Room 13' 9" x 10' 11" (4.19m x 3.33m)
Double glazed window to rear, wall mounted radiator and door leading through to the kitchen.

Kitchen 8' 4" x 7' 6" (2.54m x 2.29m)
A modern fitted kitchen with a range of wall and base units, sink/drainer unit, work surfaces and partially tiled walls. Double glazed window to side, integrated oven and gas hob with extractor fan over. Space for washing machine and door giving access to rear garden and door to bathroom.

Bathroom
Situated on the ground floor. Three piece suite comprising of bath with mixer taps plus overhead shower attachment, pedestal wash hand basin and low level flush W/C. Double glazed obscure window to side.

Landing
Stairs leading from the lounge to the first floor landing with doors to all first floor accommodation.

Bedroom One 10' 10" x 15' 3" MAX (3.30m x 4.65m MAX)
Double glazed window to front and wall mounted radiator.

Bedroom Two 7' 4" x 12' (2.24m x 3.66m)
Double glazed window to rear and wall mounted radiator.

Bedroom Three 8' 1" x 6' 7" (2.46m x 2.01m)
Double glazed window to rear, wall mounted radiator and loft access.

Rear Courtyard
To the rear of the property is a low maintenance fully paved courtyard.

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 To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

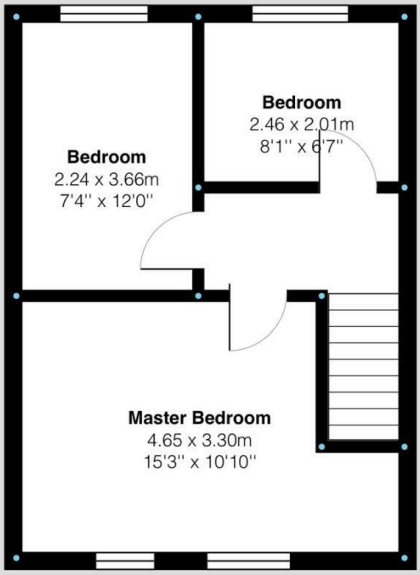
Floor Plan

Ground Floor:

Field Street, Shepshed
Internal Square Footage: 743 sq.ft

Holders
A Modern Estate Agent

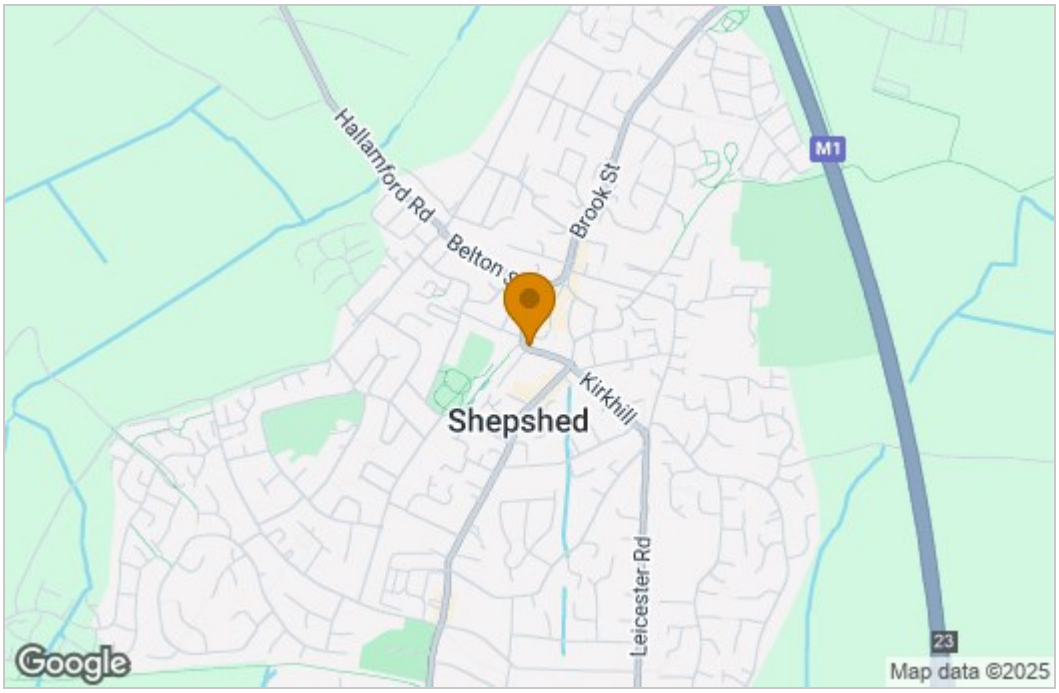
First Floor:



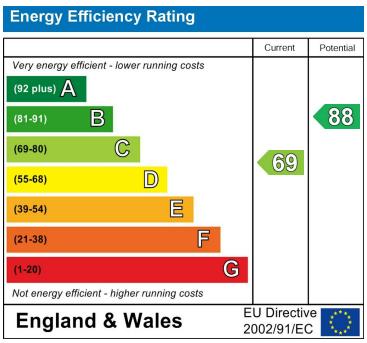
Field Street, Shepshed
Internal Square Footage: 743 sq.ft

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.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk