

Holdere

A Modern Estate Agent



3 Nelson Close, Loughborough, LE12 9TH

£150,000

Holdere are delighted to present this immaculately presented newly renovated one bedroom town house. Offering kitchen, lounge, bedroom, bathroom and has the added benefit of a private parking for two cars at the front as well as garden to the rear.

Summary

As you enter the property you arrive in a porch area with useful outside storage. As you enter via the front door you arrive in the entrance hall, this gives access to the kitchen and lounge at the rear.

The kitchen area has an array of wall and base units, cooker, inset sink drainer as well as space & plumbing for washing machine and fridge freezer. There is space for a cooker, window to the front elevation and wall mounted boiler.

The living room is a good size with panelling, carpet flooring, understairs storage cupboard, stairs to first floor and French doors opening out straight to the garden.

Ascending to the first floor you arrive on the landing, this gives access to the loft, airing cupboard, bedroom and newly fitted shower room.

The bedroom is situated at the rear of the property offering a good outlook over the garden. It is a double room and allows enough space for the associated bedroom furniture.

The shower room has been newly fitted and comprises a walk in shower, low flush w.c and wash hand basin with useful storage below.

Outside to the front there is off road parking for two vehicles. The rear garden is a nice size with a patio area and the remaining laid to lawn, all of which is enclosed by wooden fencing.

The highly convenient location offers great commuter access to the M1 motorway network at junction 23, East Midlands Airport and with local countryside walks just around the corner. Aldi is just a short stroll away as well as bus routes in and out of Shepshed.

Disclaimer

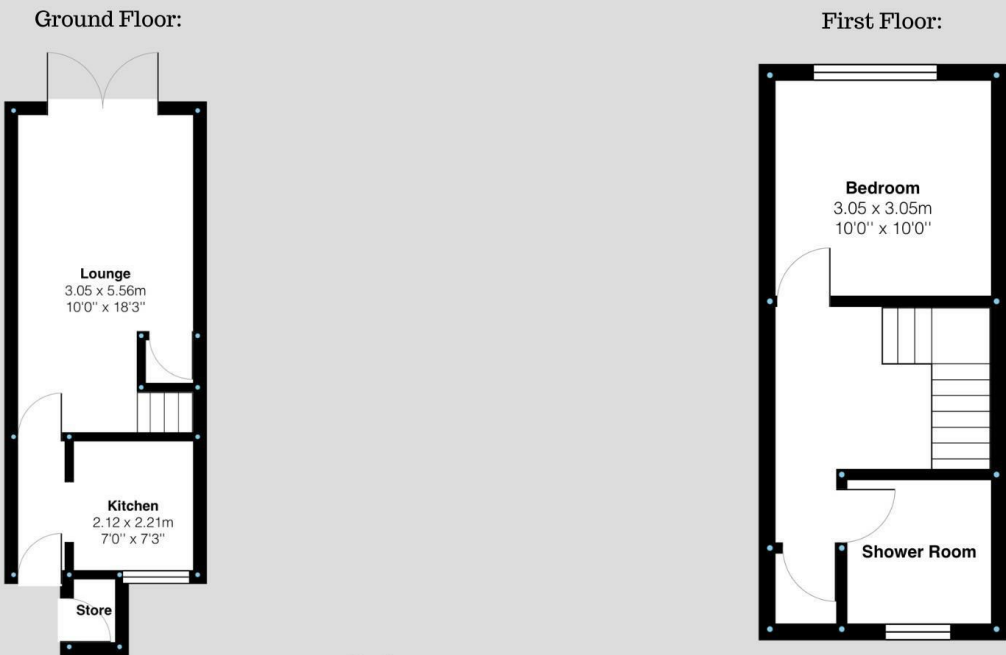
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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Extra Information

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



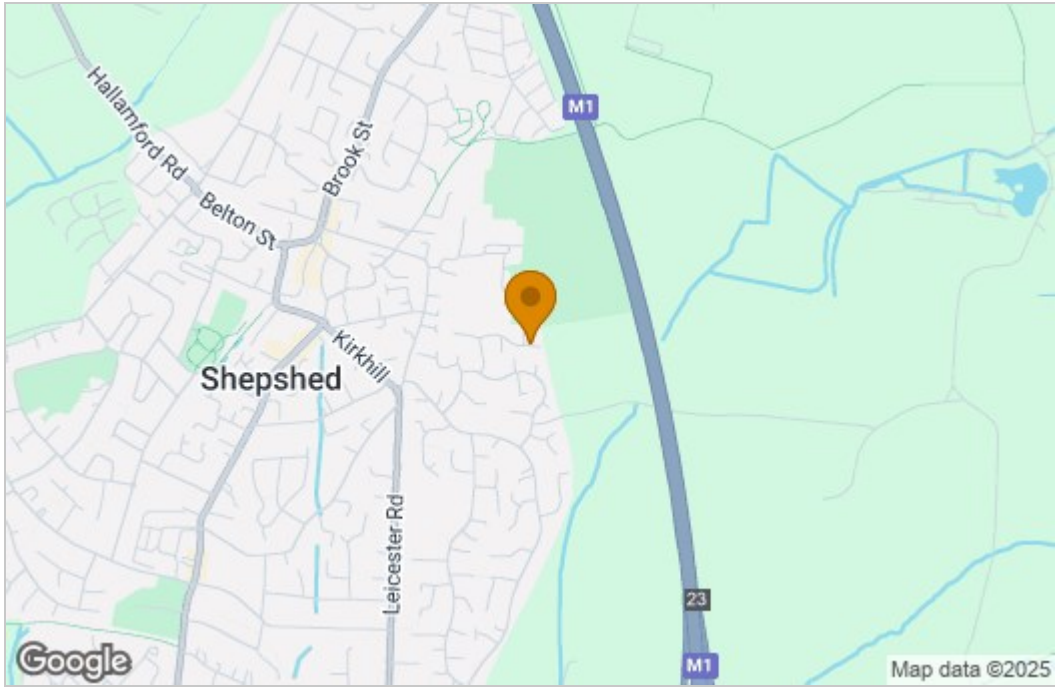
Nelson Close, Shepshed
Internal Square Footage: 472 sq.ft

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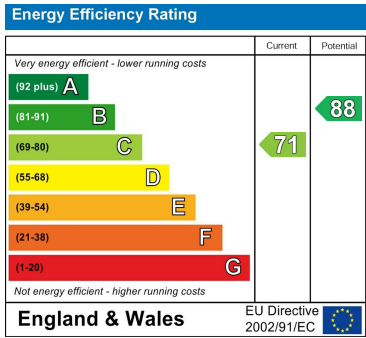
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Area Map



Energy Efficiency Graph



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