

Holder's

A Modern Estate Agent



23a Marigold Crescent, Shepshed, LE12 9WP

£230,000

Holder's are delighted to present this stunning semi detached home complete with plentiful living space arranged over two floors private rear garden and off road parking - this home must be viewed internally to appreciate the level of accommodation on offer. Situated on the highly sought after Buttercup Fields development in Shepshed, it is complete with a kitchen, lounge, downstairs w.c and two double bedrooms upstairs, it also benefits from NHBC warranty remaining.

Summary

Upon entry through the front door you arrive in the hallway, this provides access to the first floor and the spacious lounge. The lounge is a cosy space perfect for relaxation, complemented by a window to the rear elevation and double french doors leading to the rear garden. The Kitchen is complete with a range of fitted base and eye level units, integrated oven and hob, integrated washing machine, integrated fridge and space for a breakfast seating area.

The downstairs w.c is fitted with a two piece suite comprising wash hand basin and low flush w.c.

Ascending to the first floor you arrive on the landing, this provides access to both double bedroom, family bathroom and loft access.

The main bedroom is situated at the rear of the property and benefits from windows overlooking the rear garden.

Bedroom two is also a good size, situated at the front of the property with windows overlooking the front elevation.

The family bathroom is fitted with a three piece suite comprising low flush w.c, wash hand basin and bath with shower over.

Externally the property has parking for two cars to the front as well as side access to the gated rear garden. The rear garden is landscaped, complete with paved patio area and lawn, all of which is enclosed by wooden fencing.

Agent Notes:

Estate Maintenance charge: £30.50pcm.

Disclaimer

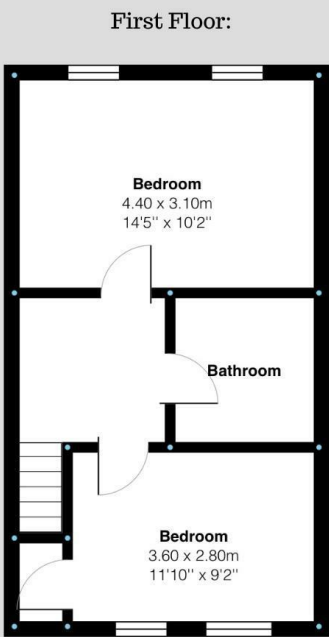
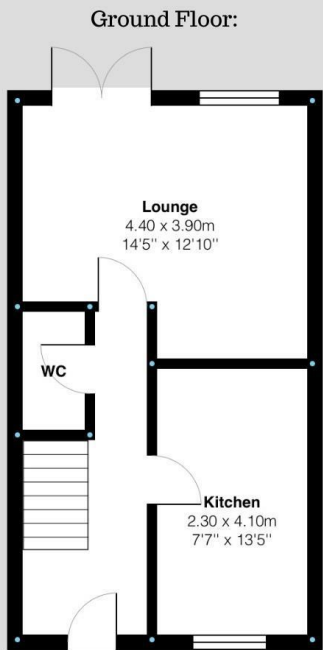
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Extra information

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



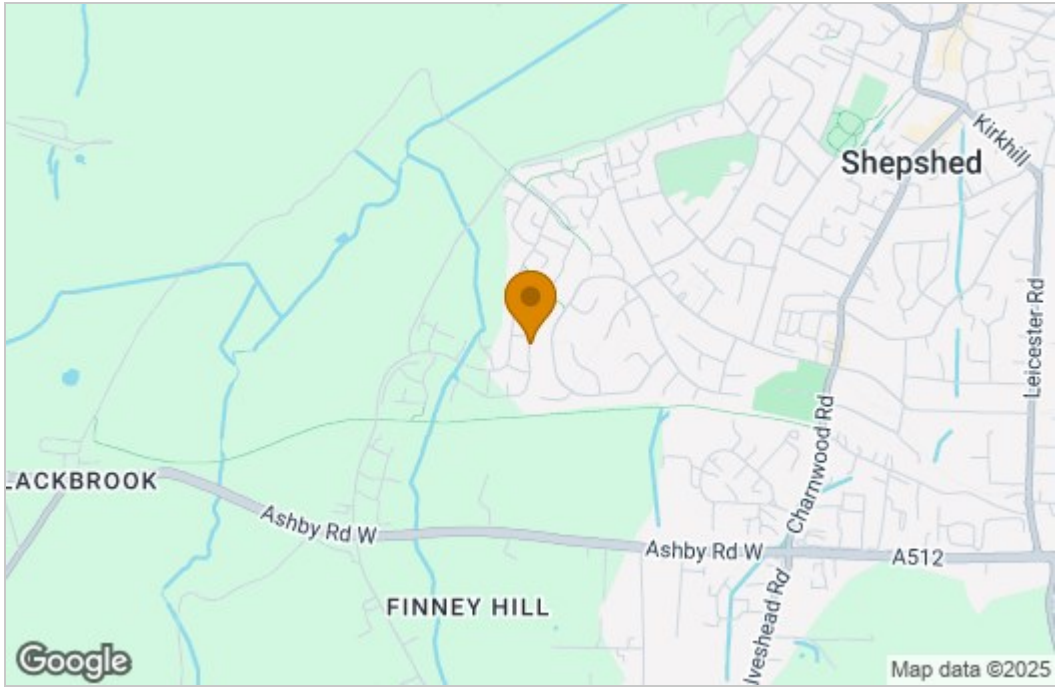
Marigold Crescent, Shepshed
Internal Square Footage: 767 sq.ft



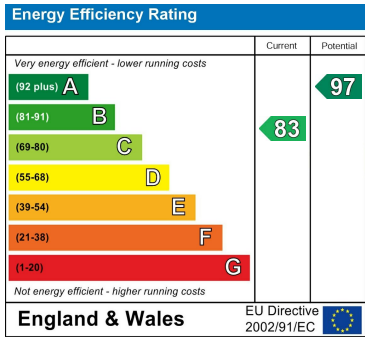
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Area Map



Energy Efficiency Graph



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