

Holdere

A Modern Estate Agent



17 Piper Close, Loughborough, LE12 9TF

£200,000

Holdere Estate Agents are delighted to bring to market this fully modernised two-bedroom semi-detached bungalow in Shepshed. In brief the property offers off road parking and carport, single garage, front and rear gardens, two bedrooms, spacious lounge/diner, kitchen and shower room. The property also benefits from a brand-new gas fired central heating system.

Summary

Upon entry to the property you arrive in the hallway, this provides access to the kitchen and lounge/diner beyond.

The kitchen is newly fitted and comprises a matching modern range of wall and base units with countertops above. There is an integrated electric oven with gas hob and extractor over, under counter space and plumbing for a washing machine, under counter space for a fridge, inset sink drainer and window to the front elevation overlooking the garden.

Continuing on from the kitchen, you arrive in the lounge/diner. A very spacious room with a feature wall and fireplace and window to the front elevation. There is sufficient space in here for a sofa suite and a small dining set, the current owners have it set up as a lovely lounge.

From the lounge you heading towards the rear of the property you have access to both bedrooms and the shower room.

Bedroom one is situated at the rear of the property. It has fitted wardrobes spanning one wall providing great storage and space between for a double bed, there is also a window to the rear elevation overlooking the garden.

Bedroom two is also situated at the rear of the property, currently set up as a single room with plenty of floor space for associated bedroom furniture. There is also a window to the rear elevation overlooking the garden.

The shower room is ideally located in the middle of the home, serving both bedrooms and the family areas. It has been newly fitted with a three-piece suite comprising walk in shower, low flush w.c., pedestal wash hand basin and frosted window to the side elevation.

Outside you find the property in a quiet cul de sac position set back from the road. There is an attractive front garden mainly laid to lawn, with the driveway to the side continuing to the back of the property via the carport, where the single garage is located. To the rear of the property you find the very private low maintenance Southwest facing rear garden, it is paved and a perfect space to spend the summer evenings.

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.

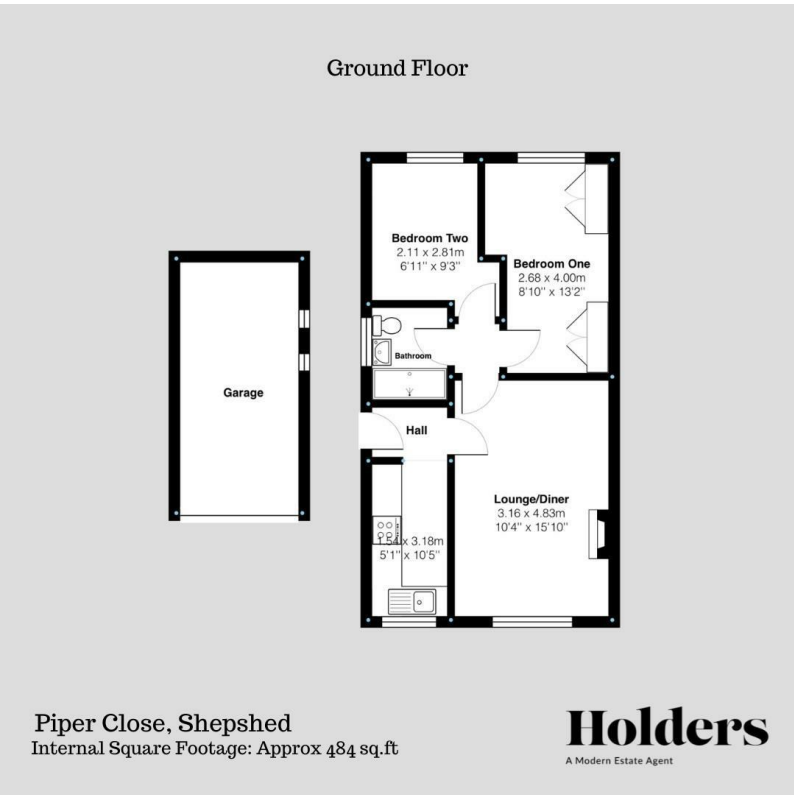
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

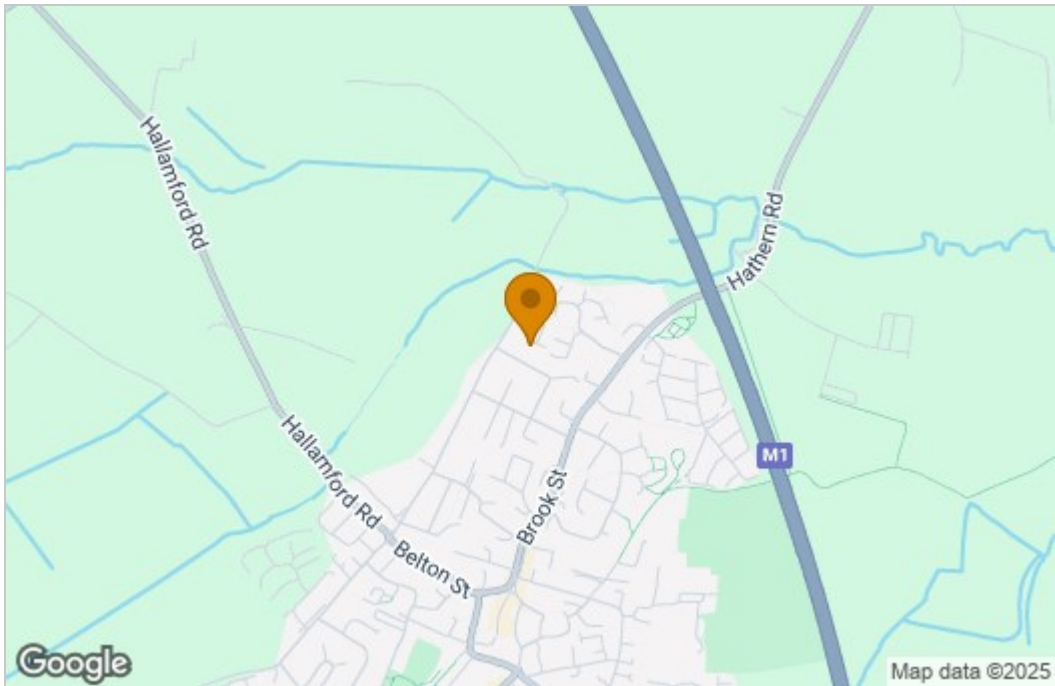
Extra Information

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

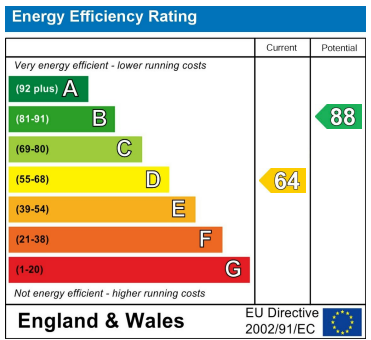
Floor Plan



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.