

# Holdere

A Modern Estate Agent



12 Forman Road, Shepshed, Loughborough, LE12 9HS

£270,000

Holdere Estate Agents are delighted to bring to market with NO UPWARD CHAIN this well presented two double bedroom detached bungalow in Shepshed. The property situated on a larger than average plot with scope and space to extend if required. In brief externally the property offers off road parking for two cars at the rear, wrap around gardens primarily laid to lawn at the back.

## Summary

Upon entry to the property via the front door you arrive in the entrance hallway. This provides access to both double bedrooms, breakfast kitchen, lounge, shower room and useful built in storage cupboard.

The lounge is situated at the front of the property, it is a lovely light filled room with a large window to the front elevation and one to the side. There is sufficient space in here for a sofa suite and the associated furniture and it also benefits from a feature fireplace.

The breakfast kitchen is fitted with a matching range of wall and base units with countertops above and benefits from an integrated washing machine, integrated fridge freezer, integrated eye level electric oven and integrated gas hob. There is door to the side elevation and window overlooking the rear gardens. The breakfast kitchen also offers enough space for a small table and has a handy built in storage cupboard/pantry space.

Bedroom one is situated at the front of the property and is a great proportioned double room with a window to the front elevation.

Bedroom two is located at the rear of the property, it is also another well proportioned double room and has a window overlooking the rear garden.

The shower room is located just off the hall at the rear of the home. It is fitted with a three piece suite comprising shower cubicle, pedestal wash hand basin, low flush w.c. and frosted window to the rear elevation.

Outside you find the property located on a larger than average corner plot. It offers low maintenance gardens to the front and side a perfect space to extend the property if required and subject to the necessary planning consents. To the rear there is a lawned garden, shed and off road parking.

## 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

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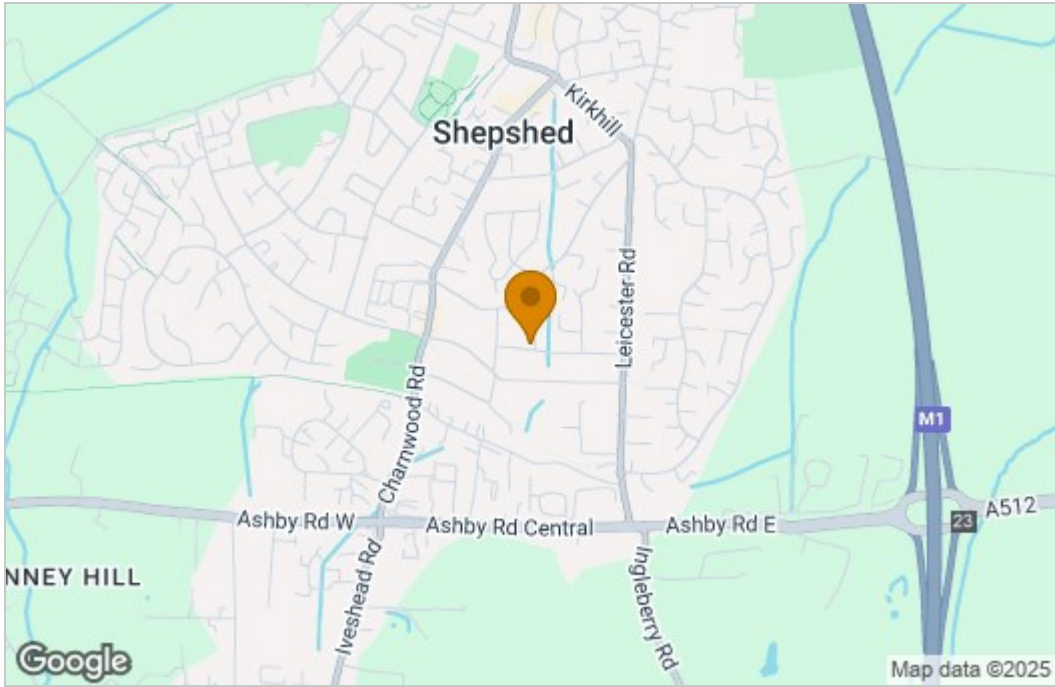
## Disclaimer

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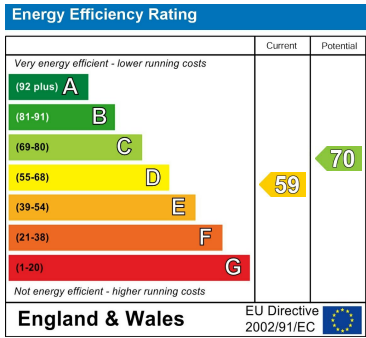
Floor Plan



Area Map



Energy Efficiency Graph



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