

Holder's

A Modern Estate Agent



3 Deacon Close, Loughborough, LE12 9JH

£97,500

Holder's are delighted to bring to market this fully renovated 50% shared ownership two bedroom townhouse. The property has a modern feel throughout and has been finished to a great standard, in brief offering spacious lounge, kitchen diner, two double bedrooms and family bathroom whilst having a lovely rear garden and designated parking for the residents. Situated on a private road in Shepshed within close proximity to all the local amenities and transport links.

Upon entry to the property via the front door you arrive in the entrance hall, this gives access to the lounge and stairs off to first floor.

The Lounge is generously proportioned, ideal for both relaxation and entertaining and has a large window to front elevation. At the rear of the lounge is a door taking you to the kitchen diner.

The Kitchen/Diner serves as the heart of the home, offering a bright and spacious environment. With under counter space and plumbing for washing machine, built in oven with ceramic hob and extractor over, generous counter space, and modern cabinetry, this kitchen provides an excellent area for family gatherings. Additionally, there is enough space for a dining table, and a door at the back opening out to the rear garden.

Ascending upstairs to the first floor you arrive on the landing. This provides access to both double bedrooms and family bathroom. A modern feel enhanced by the stair runner and panelling here.

Bedroom one is a good size, a comfortable double room with window to the front elevation and handy built in storage cupboard.

Bedroom two is again a double room, this one has a window to the rear elevation overlooking the garden and also provides access to the loft.

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

Outside to the front there is small lawn area with paved pathway to the door. The south west facing rear garden is very private and established, mainly laid to lawn with borders and a pleasant backdrop. The garden is enclosed and secure by wooden fencing as well as having a useful pedestrian gate at the rear for residents use only. There is parking for the homeowners and space for two cars opposite the property.

Agent Note:

Please note the monthly rent payable to Amplius is: £262.44

When purchasing as shared ownership the property is leasehold

No investors can purchase / no interest only mortgages allowed.

The purchaser who intends to purchase must be approved via Amplius

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.

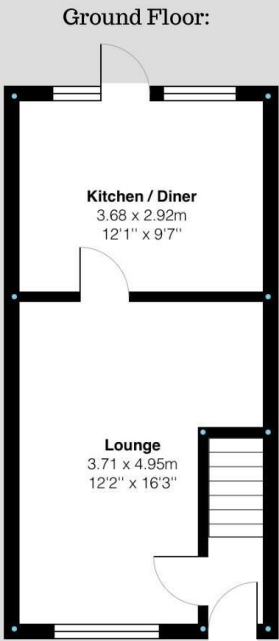
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

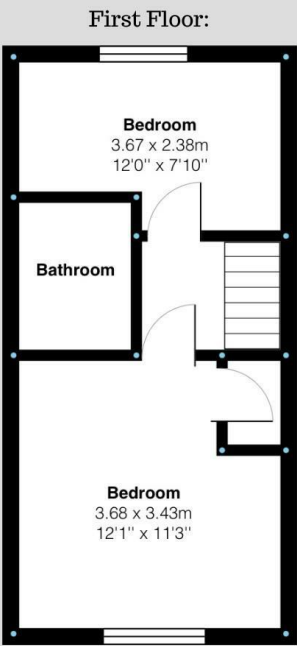
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Deacon Close, Shepshed
Internal Square Footage: 667 sq.ft

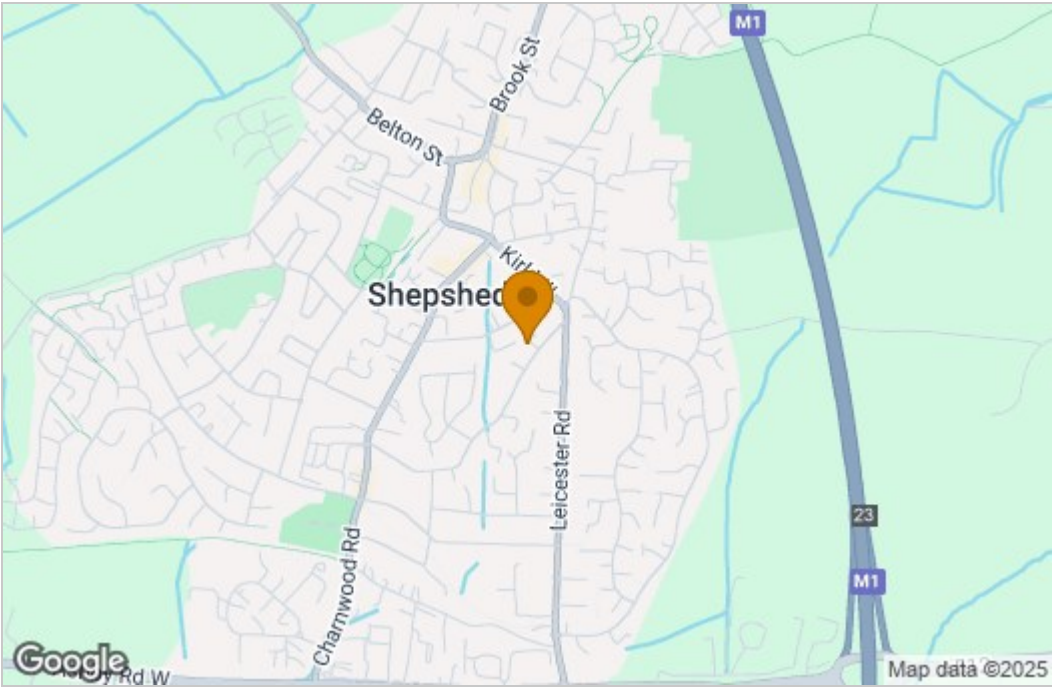
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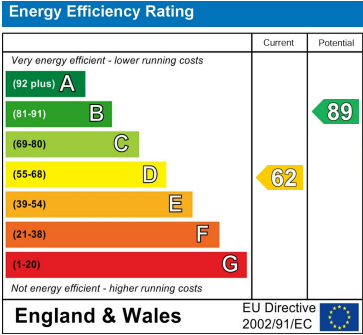
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Area Map



Energy Efficiency Graph



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