

Holder's

A Modern Estate Agent



8 Marigold Crescent, Shepshed, LE12 9WP

£270,000

Holder's are delighted to present this very attractive three bedroom semi-detached family home. Built by William Davis in 2020 with NHBC warranty remaining and sitting on a great plot with large garden and off road parking for two cars.

Summary

Enter a generous entrance hall that provides access to a modern downstairs W.C. and a handy under stairs storage cupboard. The open plan lounge/diner features patio doors that lead directly to the garden, making it ideal for entertaining, and an abundance of natural light. The fully fitted kitchen is equipped with elegant grey cabinetry, matching work surfaces, and built-in AEG appliances, which include a double oven, a gas hob with an extractor, a dishwasher, a washing machine, and a fridge freezer.

The hallway provides access to a downstairs W.C., as well as a spacious and well lit sitting room featuring three windows and access to a modern open plan kitchen diner. The kitchen is equipped with a built in fridge freezer, a gas hob, and an oven situated below. French doors open up to the extended rear garden with a lawn, which stands out as a notable feature.

To the first floor are three bedrooms and a modern fitted bathroom suite. The landing is very open and spacious with a storage cupboard and loft access. Bedroom one benefits from built in wardrobes and three windows making it an attractive room. Bedroom two fits a double bed and bedroom three also benefits from a built in cupboard.

The modern bathroom suite features a bath with shower over and shower screen. W.C, wash hand basin and heated towel rail.

This particular property has one of the largest gardens on the development for its house type.

Parking - Two allocated parking spaces next to the house. The property also benefits from an electric car charging point which can stay if required.

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

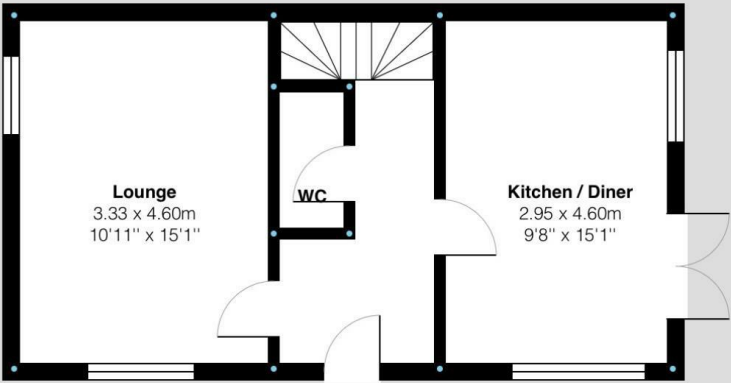
of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

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

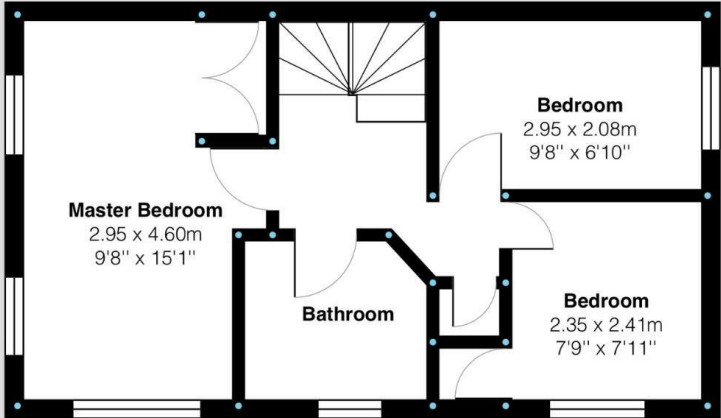
Ground Floor:



Marigold Crescent, Shepshed
Internal Square Footage: 808 sq.ft

Holders
A Modern Estate Agent

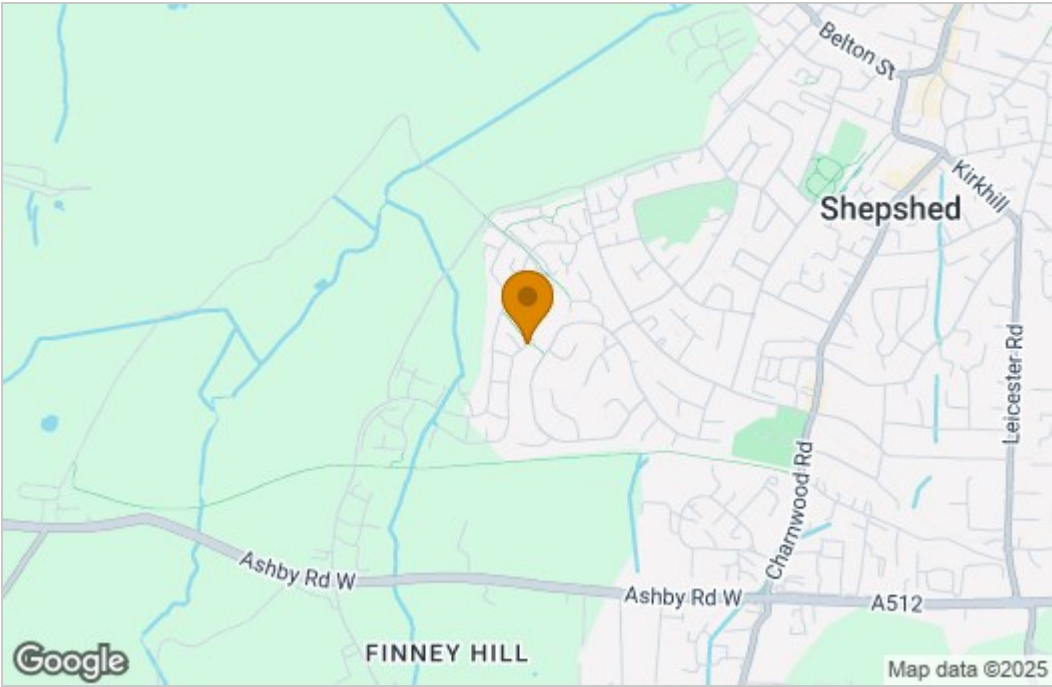
First Floor:



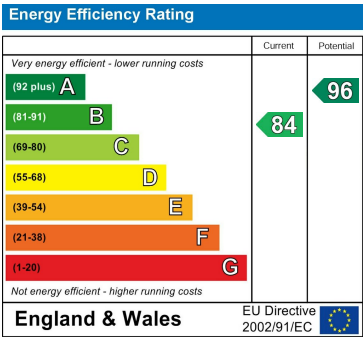
Marigold Crescent, Shepshed
Internal Square Footage: 808 sq.ft

Holders
A Modern Estate Agent

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.