

Holderr

A Modern Estate Agent



23 Marigold Crescent, Shepshed, LE12 9WP

£161,000

Holderr 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. AVAILABLE AT A 70% SHARE.

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:

Lease granted in 2022 for a term of 125 years.

The new owner will be liable to pay a rent to Riverside for the remaining 30% in our ownership. Monthly rent of £153.40 and monthly Service charge of £54.79 per month

Rent and service charge payments are collected by monthly direct debit and are reviewed annually each April in line with the terms of the Lease.

Ministry of Defence personnel will be prioritised for Shared Ownership.

No investors can purchase / no interest only mortgages allowed.

The purchaser who intends to purchase must be approved via Riverside Homes.

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.

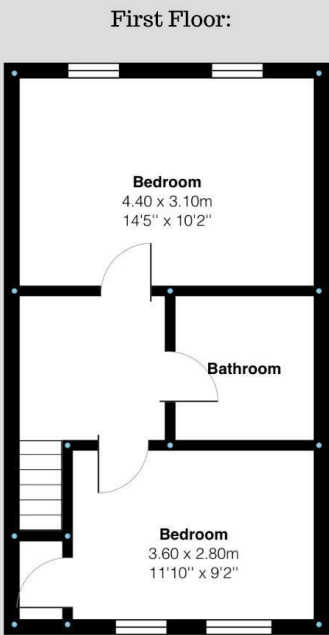
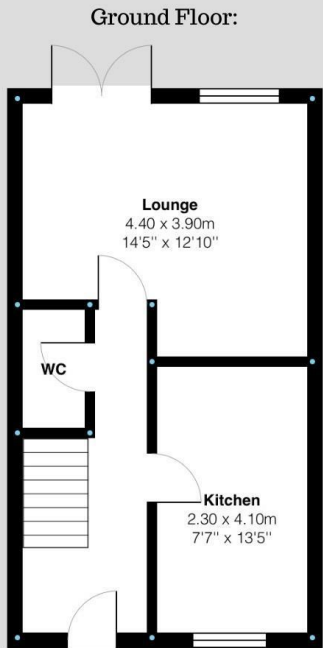
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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



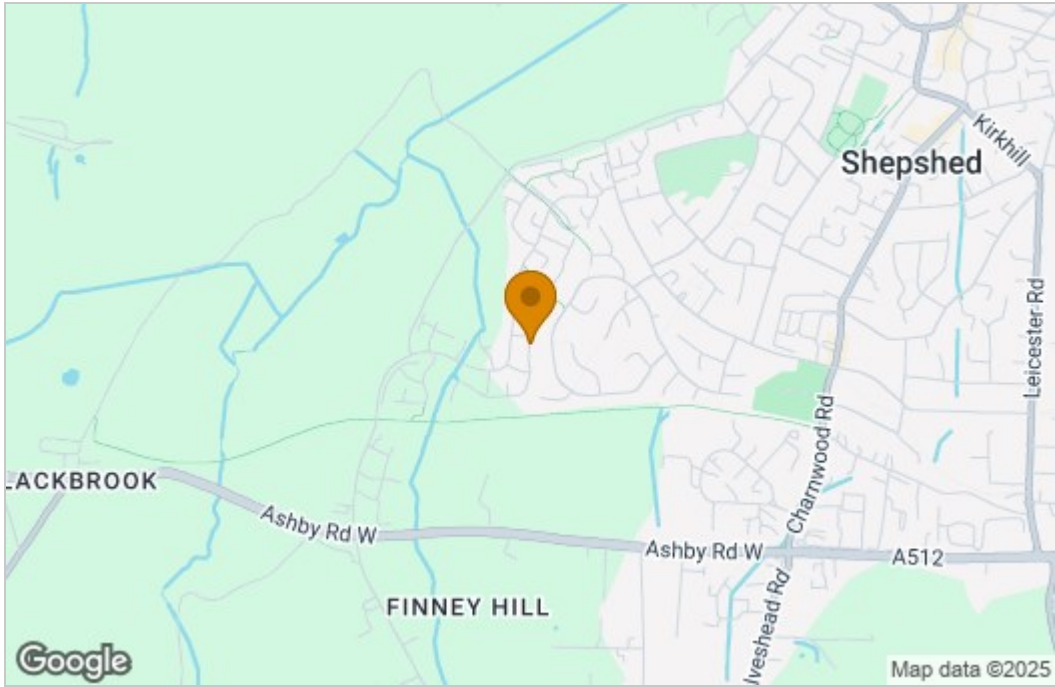
Marigold Crescent, Shepshed
Internal Square Footage: 767 sq.ft

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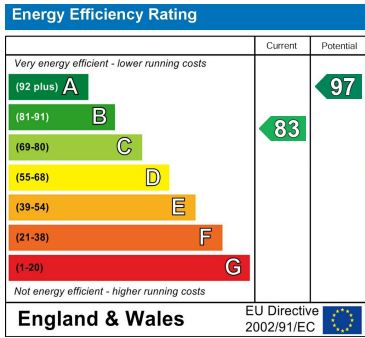
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Area Map



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.