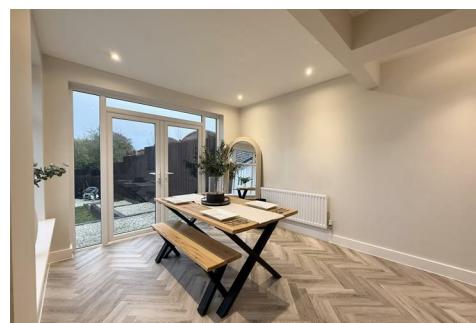


# Holders

A Modern Estate Agent



**12 Pick Street, Loughborough, LE12 9BB**

**Offers over £300,000**

Holders Estate Agents are delighted to bring to market this immaculately presented three double bedroom semi detached bungalow in Shepshed. The property has been fully renovated throughout to a high standard, and benefits from new electrics and plumbing. Internally it offers a large open hallway, newly fitted bathroom, large Living/Kitchen/Diner, utility room, three double bedrooms with the main having a well appointed en-suite shower room. Externally the property offers off road parking for at least four cars as well as landscaped front and rear gardens.

## **Summary**

Upon entry to the property you arrive in the open entrance hall, this provides access to the Living/Kitchen/Diner, utility room, bathroom and the three double bedrooms.

The Living/Kitchen/Diner is at the rear of the property, it is newly fitted with a matching range of wall and base units with countertops above. There is an integrated dishwasher, integrated fridge freezer, integrated electric oven, induction hob with stainless steel extractor hood over, and an inset sink drainer. The property has been designed with modern living in mind and is a stunning space to enjoy. The current owner has it set up with a designated lounge area, adjacent to this is the dining area which comfortably accommodates a dining set and provides a lovely outlook over the rear garden as well as direct access outside via patio doors.

Conveniently located near the kitchen off of the hallway is the utility room, there are matching wall units with countertops below. There is space and plumbing in here for both a washing machine and dryer.

Returning back to the hall you find the modern family bathroom. It is fitted with a matching three piece suite comprising bath with shower over, low flush w.c., pedestal wash hand basin with storage below and frosted window to the side elevation.

The main bedroom is situated at the front of the property, it is a great sized double room with a window overlooking the front garden. The en-suite to this bedroom is fitted with a three piece suite comprising walk in shower, low flush w.c. and wash hand basin.

The remaining two bedrooms are both good sized double rooms, one at the front of the property and one at the rear.

Outside you find the property set back from the road in a quiet but well situated residential road in Shepshed. To the front is a large driveway providing off road parking for at least four vehicles as well as a lovely lawned garden. To the rear is the fully landscaped rear garden, it offers different seating options and areas with a gravelled pathway around the perimeter. In the centre is a good sized lawn all of which is kept private and secure by wooden fencing.

## **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/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

## Floor Plan

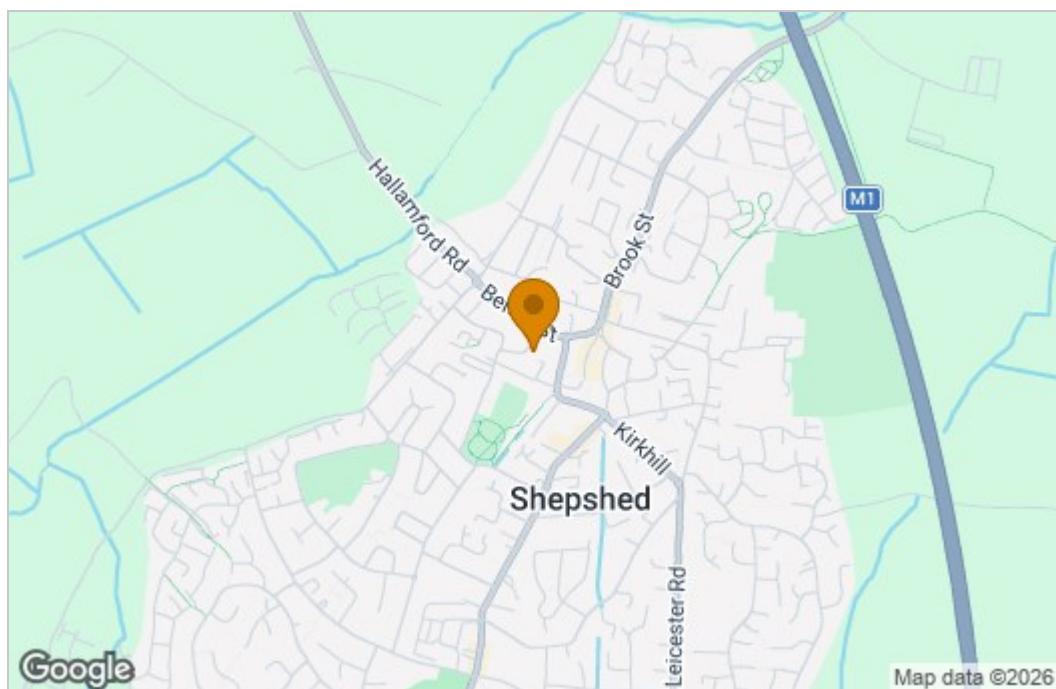
Ground Floor:



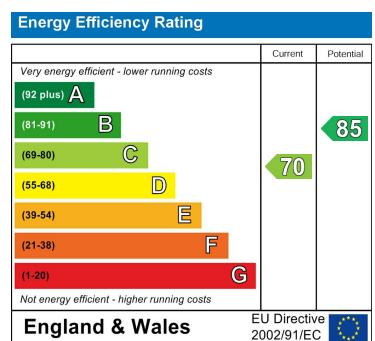
Pick Street, Shepshed  
Internal Square Footage: Approx 938 sq.ft

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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.