

# Holders

A Modern Estate Agent



**21 Oxley Close, Loughborough, LE12 9LS**

**£230,000**

Holders Estate Agents are delighted to bring to market this well presented three bedroom semi detached home, situated in a popular residential area in Shepshed. In brief the spacious accommodation offers an entrance hall way, downstairs shower room, kitchen, lounge, conservatory and three bedrooms. Outside there is off road parking and side access leading to a lovely rear garden.

## **Summary**

Upon entry to the property through the front door located at the side of the property you arrive in the entrance hall, this provides access to the lounge, shower room, kitchen and there are stairs rising to the first floor.

The lounge is a great size located at the front of the home and spans the width of the property, it has a window overlooking the front and a multi fuel stove making it a great place for relaxing with family.

The downstairs shower room comprises a three piece suite upgraded by the present owners, it features a walk in shower, back to wall w.c., back to wall sink with storage below. There is a frosted window to the side elevation.

The kitchen is a farmhouse style, complete with base units with countertops above, space and plumbing for a washing machine & range cooker included in the sale. The kitchen also benefits from two built in storage cupboards. It is a lovely light room thanks to the windows and door at the rear opening directly into the conservatory.

The final room finishing the ground floor accomodation is the conservatory, it has glazing to two sides, patio doors leading out to the garden and a skylight. The current owners use it as a dining/additional entertaining area.

Ascending to the first floor you arrive on the landing, this provides access to all three bedrooms.

Bedroom one is situated at the front of the home, it is a great sized double bedroom and has a large window to the front elevation.

Bedroom two is at the rear of the property and has a window providing a nice outlook over rear garden as well as a smaller window to the side elevation.

Bedroom three is currently set up as a home office and is at the rear of the home, it is a good sized single bedroom.

Outside the property offers off road parking for two cars, side access leads you to the rear garden. To the rear of the conservatory is a covered canopy/entertaining area providing year round dry use. The garden features a central pathway with lawned areas to either side and established borders. Right at the back of the garden there is a large shed, and further storage space/areas.

## **Disclaimer**

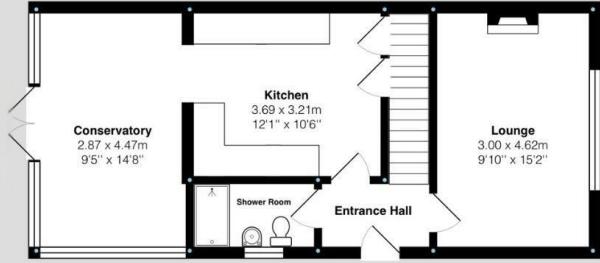
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## **Extra information**

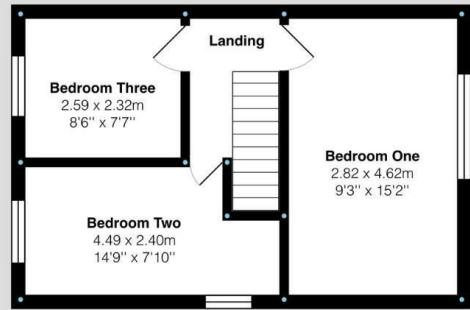
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## Floor Plan

Ground Floor:



First Floor:



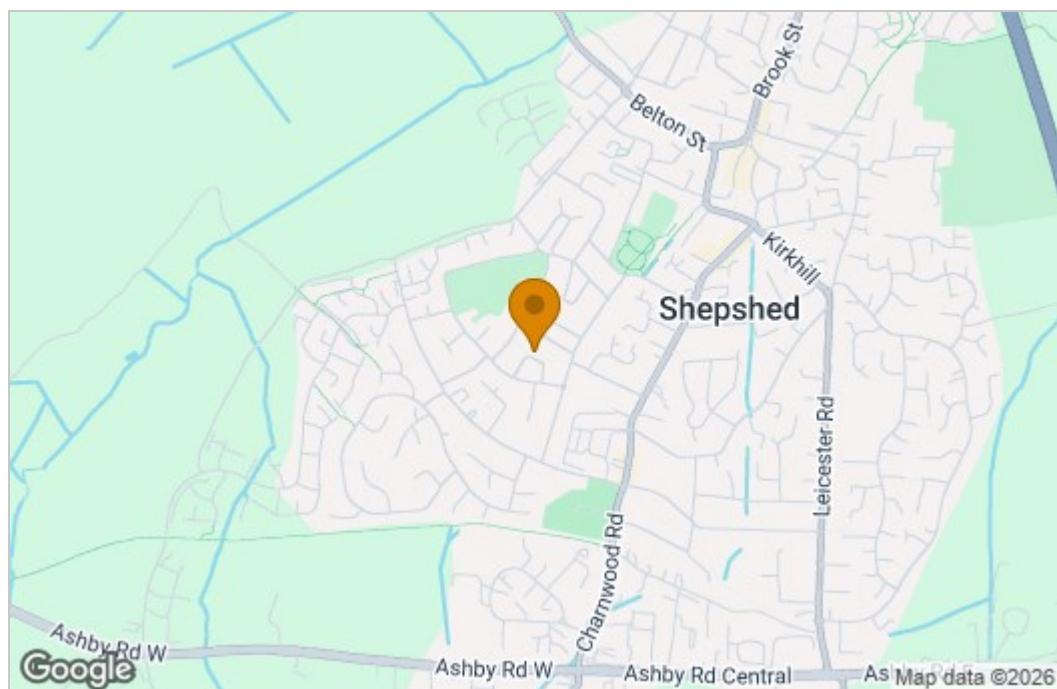
Oxley Close, Shepshed  
Internal Square Footage: Approx 899 sq.ft

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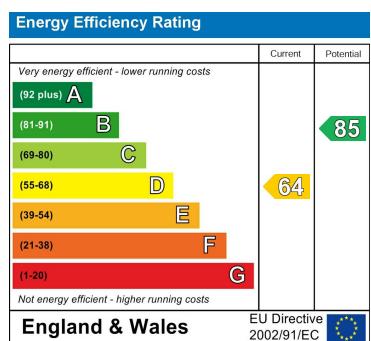
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## Area Map



## Energy Efficiency Graph



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