

# Holdere

A Modern Estate Agent



23 Coachmans Court, Loughborough, LE12 9SE

£185,000

Holdere Estate Agents are delighted to bring to market this immaculately presented two double bedroom town house located in Shepshed. In brief the property offers an entrance porch, spacious lounge, kitchen diner, two double bedrooms and modern shower room. Outside there are lawned gardens to the front and rear, there is also allocated parking close to the property.

## Summary

Upon entry to the property you arrive in the entrance porch which includes storage space. Then there is a door that then takes you to the lounge.

The lounge is a very good size with a large window to the front elevation allowing plenty of natural light to flood in. There is a feature fireplace in here, stairs rising to the first floor and door leading to the Kitchen/Diner.

The Kitchen/Diner is situated at the rear of the property and spans the full width of the house, it is fitted with a matching range of wall and base units with countertops above, under counter space and plumbing for a washing machine, space for a cooker and space for a fridge freezer. In this room there is ample room for a dining set and you benefit from a window overlooking the rear garden and a glazed door taking you straight outside to the patio and garden beyond.

Ascending upstairs you arrive on the landing, this provides access to both double bedrooms, shower room and useful built in storage cupboard.

The main bedroom is a generously sized double room, perfectly positioned at the front of the home. A large front-facing window fills the space with natural light, creating a bright and welcoming atmosphere. For added convenience, the room also benefits from a useful built-in storage cupboard.

Bedroom two is a well-proportioned double room located at the rear of the property. A rear-facing window offers pleasant views over the garden.

The shower room has been recently updated. It features a built-in sink with storage unit, a modern W.C., and a spacious walk-in shower. A frosted rear-facing window provides natural light while maintaining privacy.

Outside you find the property tucked away and set back from the road in a nice row of properties. There is a great sized front lawn which has a pathway to the front door. To the rear of the property is an attractive lawned garden with paved patio area, pathway and shed all of which is kept secure by wooden fencing. There is allocated parking in the carpark next to the row of properties.

## 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.

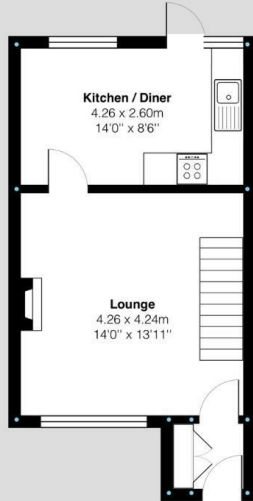
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

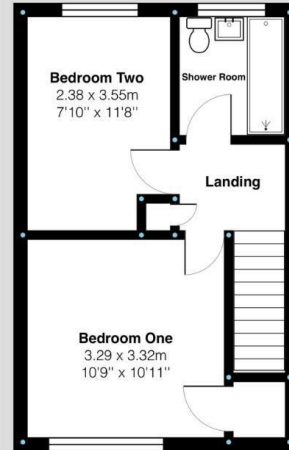
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground floor:



First Floor:



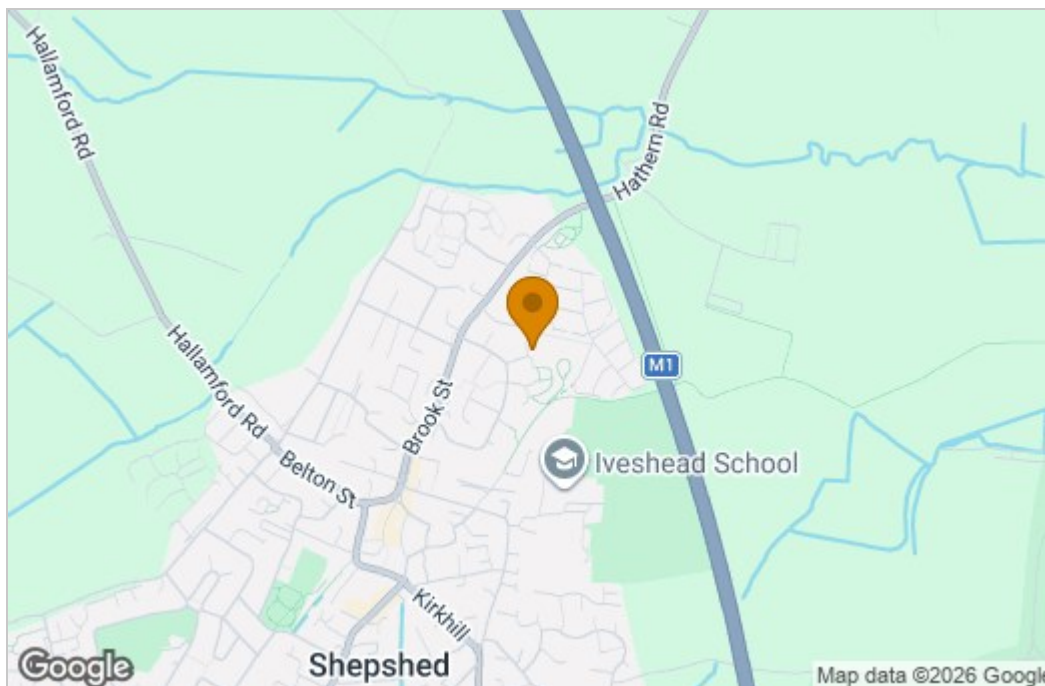
Coachmans Court, Shepshed  
Internal Square Footage: Approx 668 sq.ft

**Holdere**  
A Modern Estate Agent

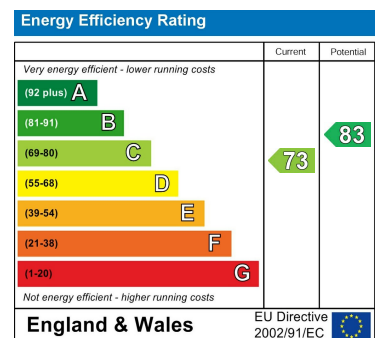
Coachmans Court, Shepshed  
Internal Square Footage: Approx 668 sq.ft

**Holdere**  
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Field Street, Shepshed, LE12 9AL  
Tel: 01509n 451100 Email: hello@holdersestateagents.co.uk