

# Holdere

A Modern Estate Agent



35 Kirkhill, Loughborough, LE12 9PA

£160,000

Holdere Estate Agents are delighted to bring to market this three bedroom mid terrace property, situated in a fantastic location within Shepshed, offering excellent transport links and easy access to local Primary and Secondary Schools. The property is in good condition throughout, in brief the character accommodation offers two reception rooms, kitchen, bathroom and three bedrooms. Outside to the front there is on street parking and to the rear is a good size South West facing garden.

## Summary

The main entrance door leads directly into the living room, which boasts a double glazed bay window facing the front elevation. This welcoming area is perfect for relaxation and has a feature central fireplace. From this space, you can enter the dining/family room, a versatile area that can accommodate either a dining table and chairs or a sofa.

This room also gives access to the kitchen, stairs to first floor and a useful under stairs storage cupboard.

At the rear, the kitchen is fitted with a range of matching wall and base units with countertops above, along with space for a cooker, under counter space and plumbing for a washing machine and inset sink drainer. The kitchen benefits from two windows to the side elevation. Following on from the kitchen you arrive in a small rear lobby with door to outside, door to the bathroom and space for a fridge/freezer and additional storage.

The downstairs bathroom is fitted with a three piece suite comprising bath with shower over, low flush w.c., pedestal wash hand basin and frosted window to the side elevation.

As you make your way to the first floor you arrive on the landing, this provides access to all three bedrooms and useful built in storage cupboard.

The main bedroom is at the front of the property and is a very good sized double room complete with a built in storage cupboard. Bedroom two and three are situated at the rear of the property and both enjoy a lovely outlook over the rear garden.

Returning to the ground floor and stepping outside, you will discover a generous southwest facing garden. The garden is an excellent space for enjoying the summer months, featuring a patio area at the rear of the house then leading down to a small outhouse for storage. The garden is mainly laid to lawn and is open with the neighbouring garden but separated by a central pathway all of which is kept private by established shrubs, hedging and trees forming a lovely backdrop.

## 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

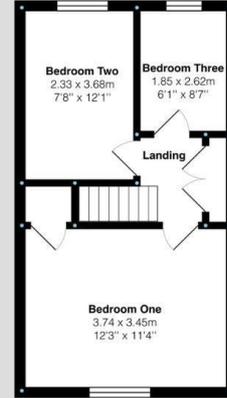
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



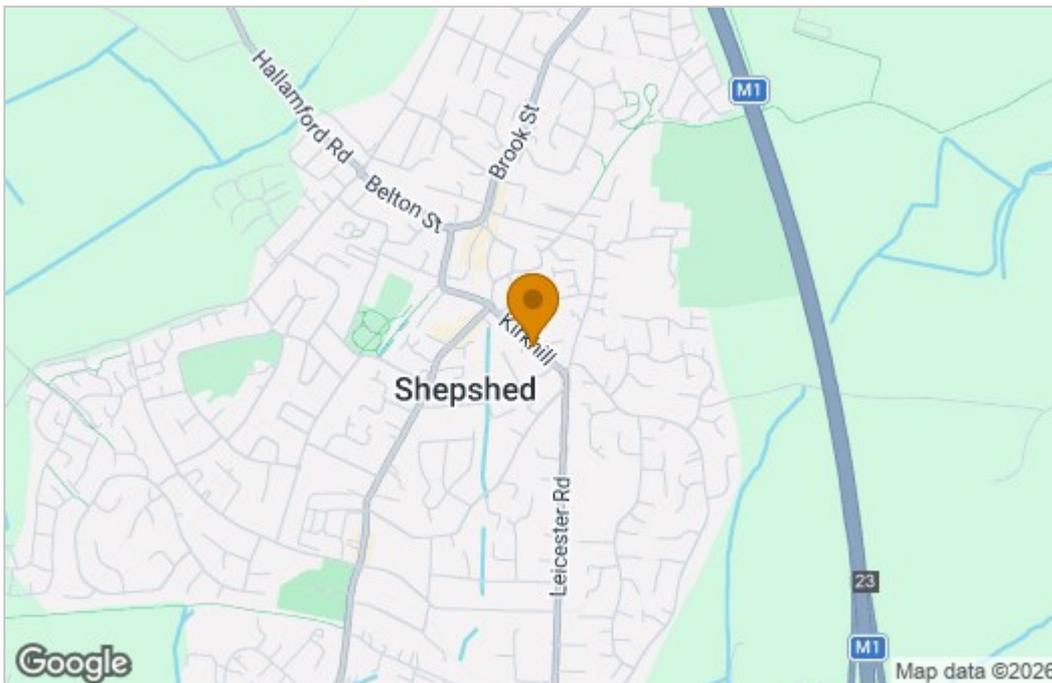
Kirkhill, Shepshed  
Internal Square Footage: Approx 861 sq.ft

**Holdings**  
A Modern Estate Agent

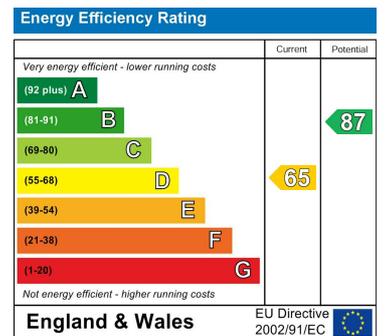
Kirkhill, Shepshed  
Internal Square Footage: Approx 861 sq.ft

**Holdings**  
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: Email: