



Primrose Close, Shepshed, Loughborough,

LE12 3  1  1  

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- THREE BEDROOM SEMI DETACHED HOME
- GARAGE
- EN-SUITE TO BEDROOM ONE
- SITUATED IN CUL-DE-SAC
- OFF ROAD PARKING
- DOWNSTAIRS W/C

SellMyHome are proud to present to market this well-presented three-bedroom semi-detached home, located on Primrose Close in the popular town of Shepshed, Loughborough, LE12.

This modern property offers spacious accommodation across two floors, making it an excellent choice for families, first-time buyers, or professionals alike.

The ground floor comprises a welcoming entrance hall, a bright and airy living room, a contemporary kitchen/dining room ideal for entertaining, and a convenient downstairs W/C.

Upstairs, the home features three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

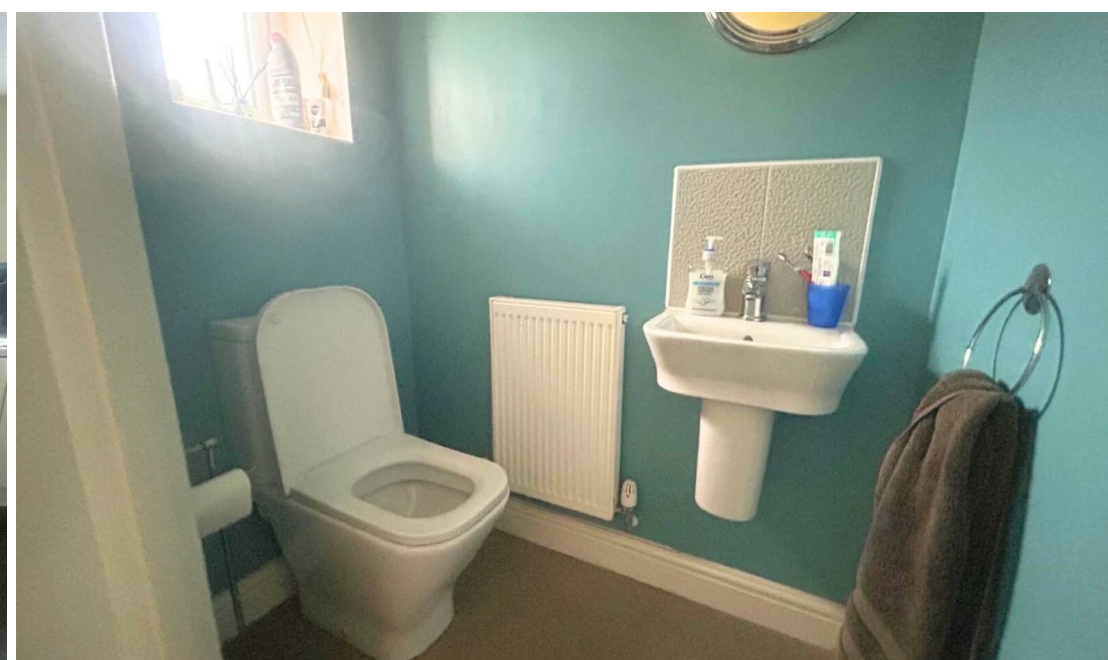
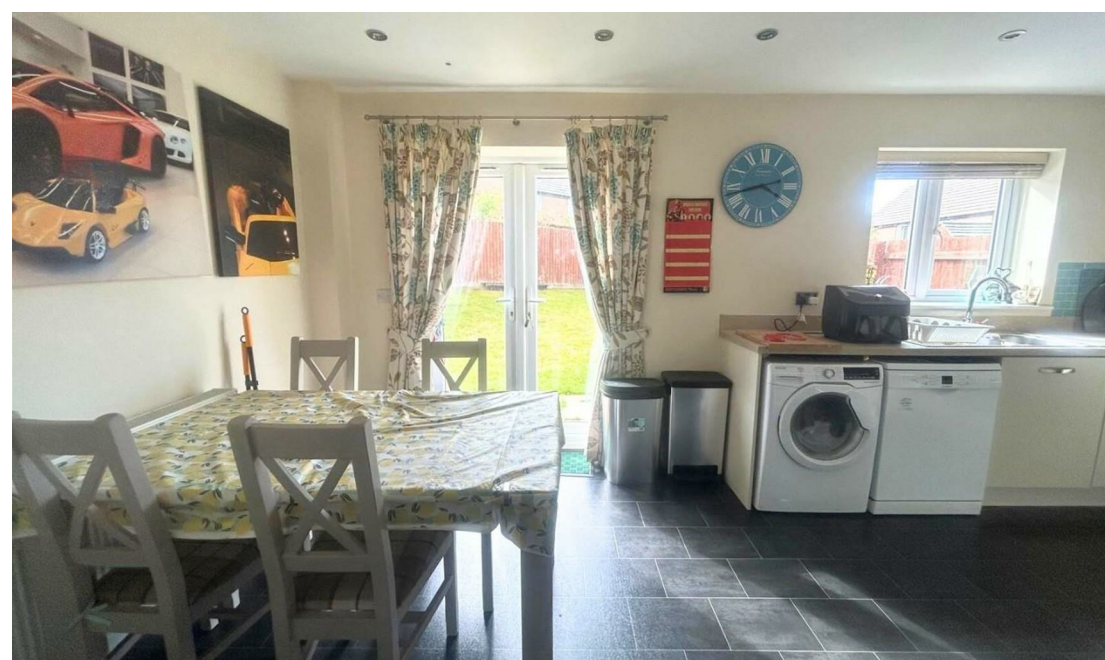
Externally, the property enjoys a private rear garden, a garage, and off-road parking.

Situated in a desirable residential location, the home is within easy reach of local schools, shops, and amenities, as well as excellent road and transport links into Loughborough, Leicester, and beyond.

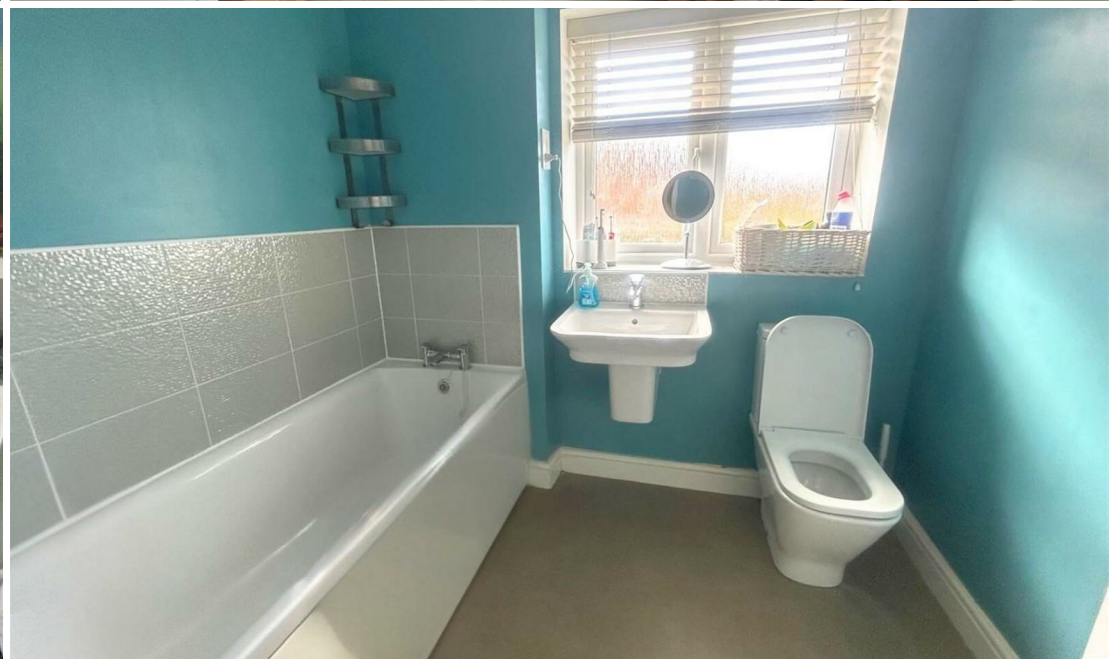
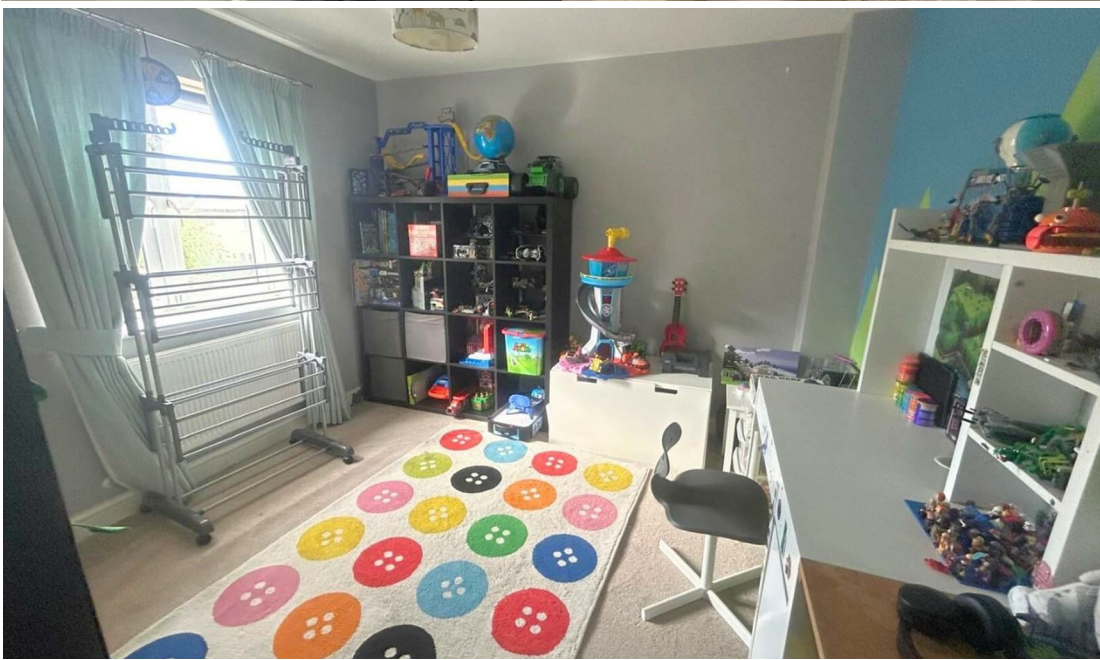
Early viewing is highly recommended to fully appreciate all that this home has to offer.

Price: £265,000















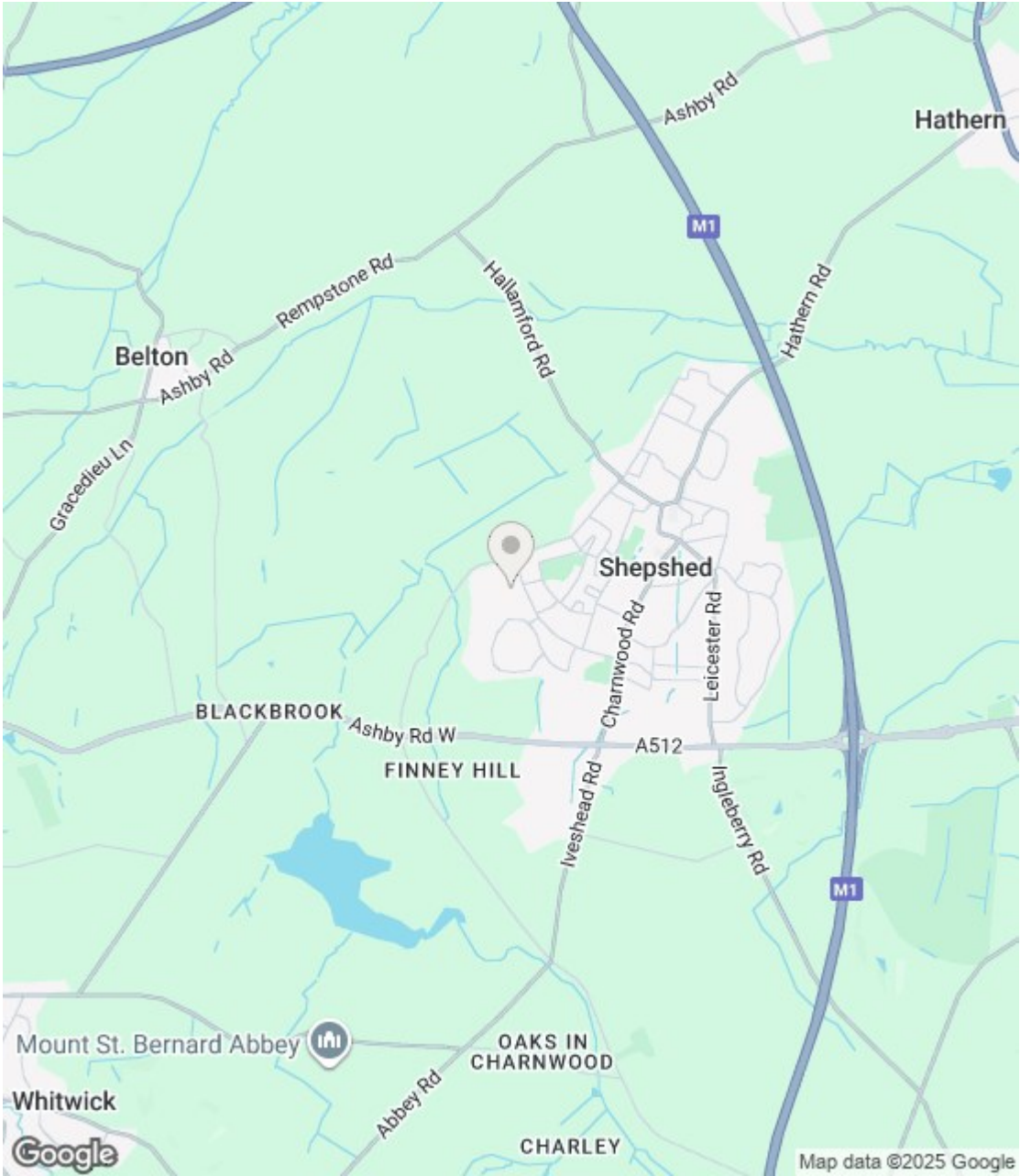
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

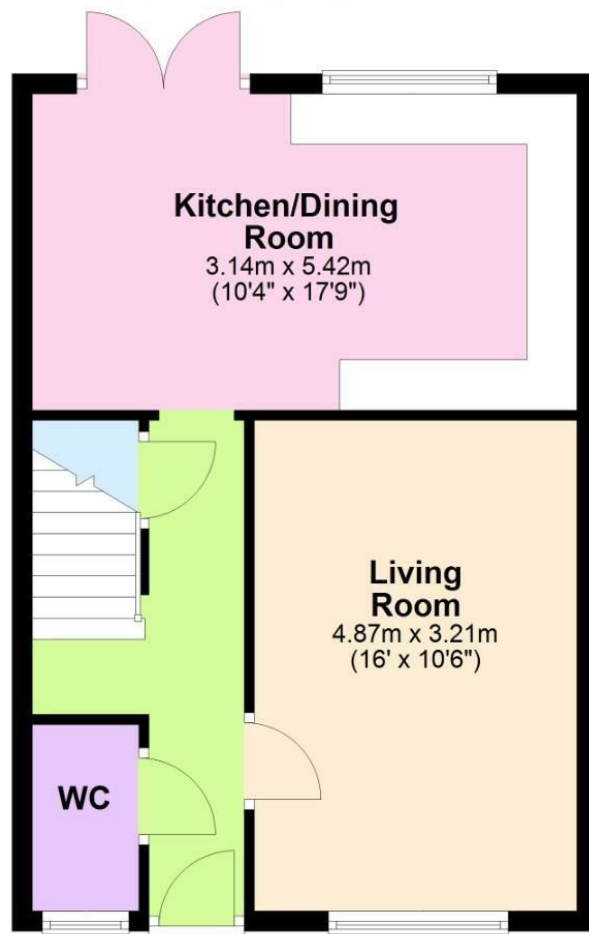
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**PRS** Property  
Redress  
Scheme



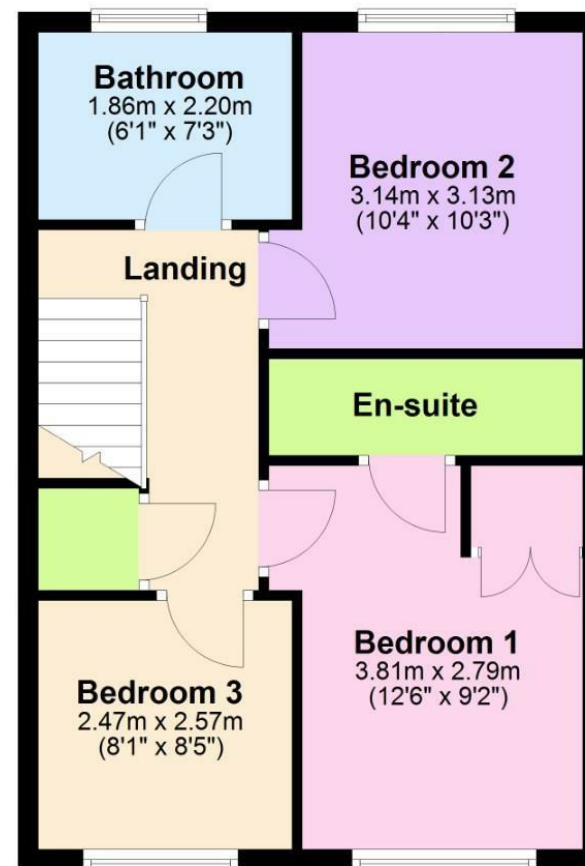
## Ground Floor

Approx. 44.0 sq. metres (473.1 sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



**Total area: approx. 87.6 sq. metres (942.6 sq. feet)**

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