



Woodpecker Way, Shepshed, Loughborough

4  2  1  B 





- POPULAR LOCATION
- PARKING AND GARAGE TO THE REAR
- TWO RECEPTION ROOMS
- EPC RATING B
- VIEWING ADVISED
- ENCLOSED REAR GARDEN
- SPACIOUS KITCHEN/DINER
- COUNCIL TAX BAND D

We are delighted to offer this four bedroom detached home on the Persimmon development in Shepshed. The property provides good access for all local amenities and good performing schools. Internally the property comprises of entrance hall, dining room, lounge spacious breakfast kitchen utility room, downstairs WC, four bedrooms with bedroom one having an ensuite and a family bathroom. Externally the provides generous parking detached garage and enclosed rear garden.



Price: £305,000





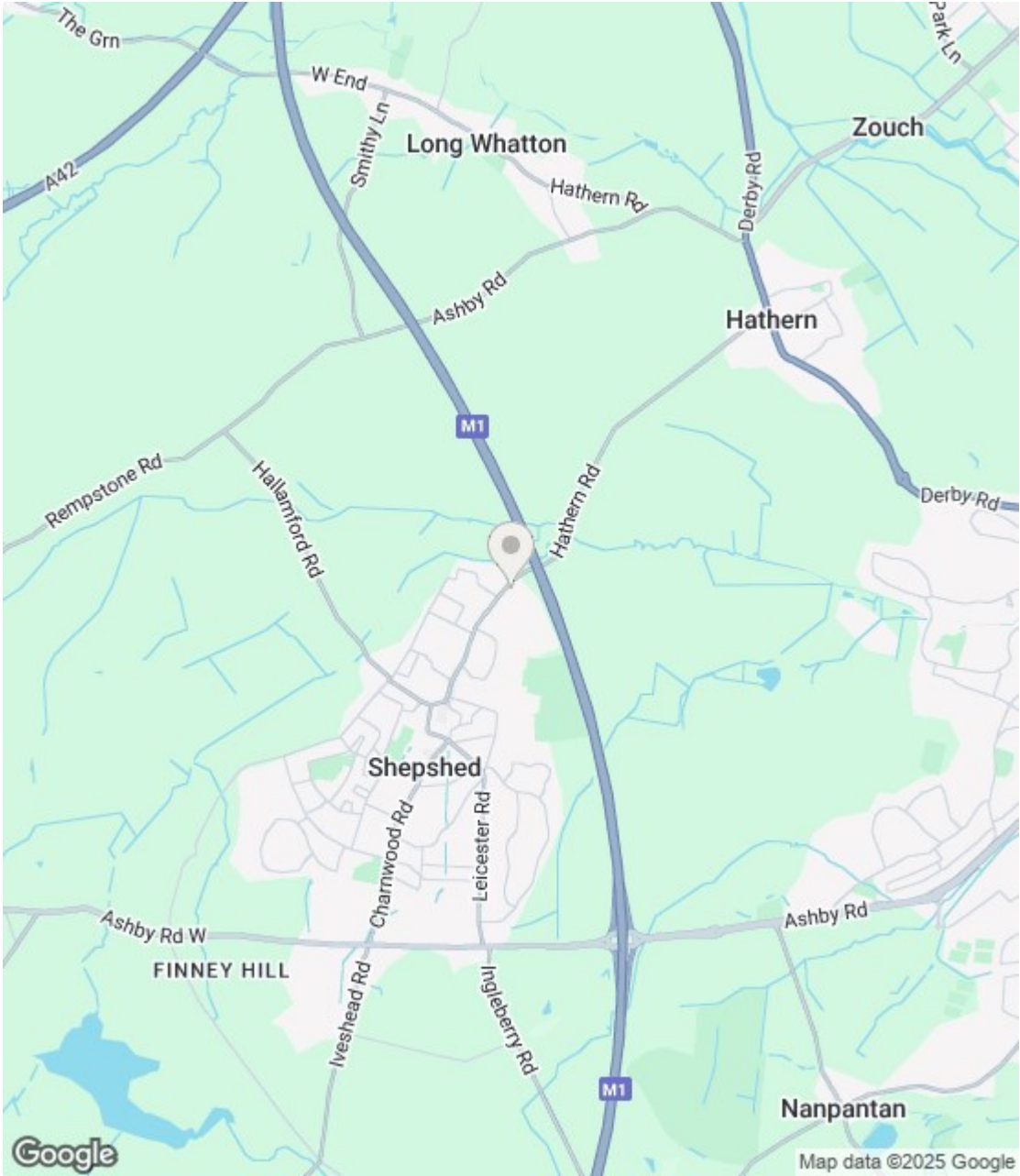


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		
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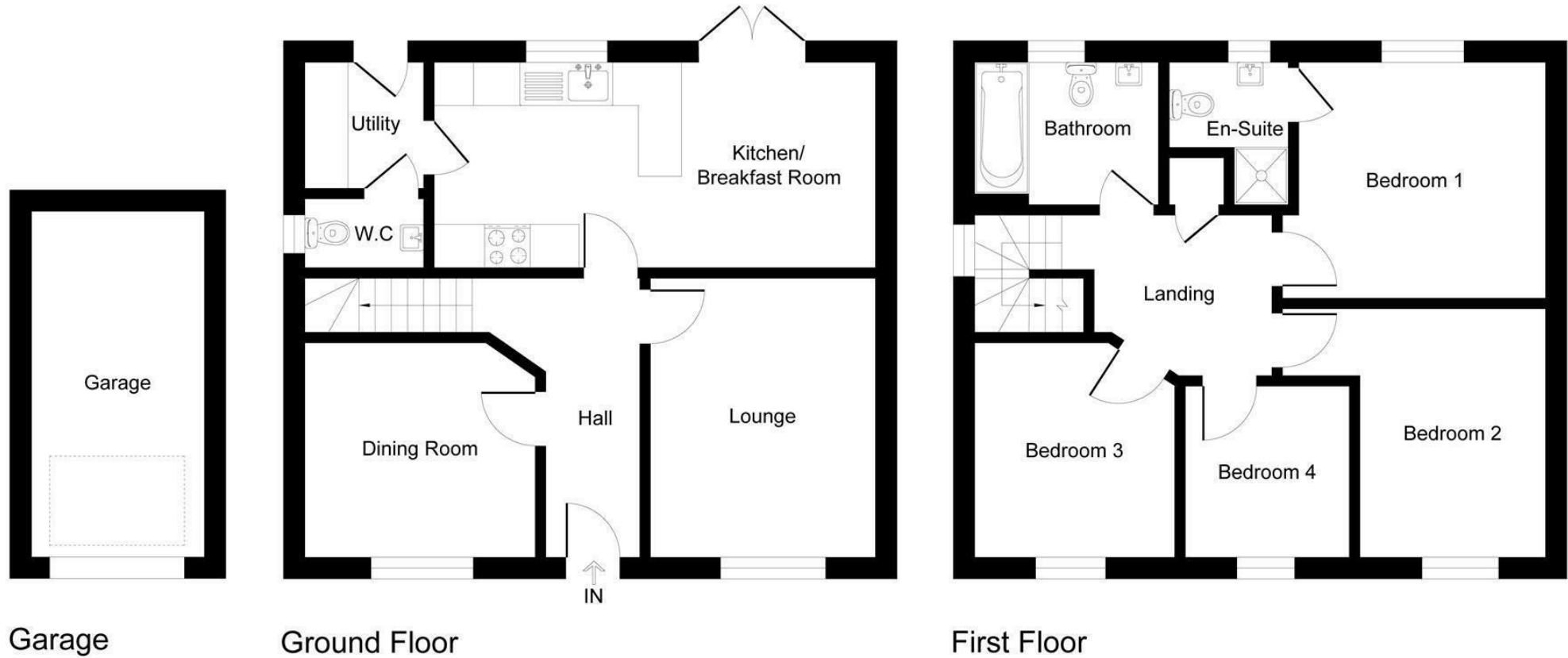


Illustration for identification purposes only, measurements are approximate, not to scale.

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