



*Factory Street*  
Shepshed

2 Bed Terraced House • LE12 9AQ • £800 pcm • £920 Deposit



## Factory Street, Shepsbed

Conveniently situated on a quiet road, close to the village centre. This smart Victorian terrace house is a great choice for those wanting to be near all the towns amenities without all the usual noise. The well-presented accommodation comprises of a living room; dining room; kitchen with oven and hob; two double bedrooms; bathroom; low maintenance rear garden; gas central heating and on street parking.

### Living Room 3.6m (11'10) x 3.4m (11'2)

Benefitting from a large window, light decor and subtle feature wallpaper.,This is a well proportioned room.

### Dining room 4.5m (14'9) x 3.6m (11'10)

The hub of the home with tall ceilings and light decor. Opens to the Kitchen keeping the home social. Provides access to the first floor.

### Kitchen 4.6m (15'1) x 1.8m (5'11)

A clean and smart galley style Kitchen. Complete with Gas hob, fan assisted oven and ample storage.

### Master Bedroom 3.6m (11'10) x 3.4m (11'2)

A large double bedroom overlooking the front of the property and spanning its full width. Contemporary decorated whilst retaining original features.

### Bedroom Two 3.6m (11'10) x 2.7m (8'10)

A well proportioned double bedroom overlooking the rear garden with cupboard over the stairs.

### Bathroom 2.32m (7'7) x 1.8m (5'11)

Three piece bathroom with shower over the bath, toilet, wash hand basin, heated towel rail and frosted window to the rear. Smart tiling completes the look.

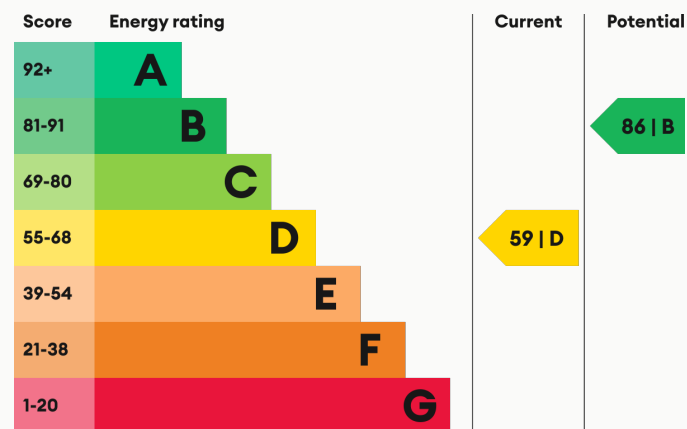
### Heating

Gas fired central heating.

### Glazing

Modern, good quality, uPVC double glazing.

### Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Kitchen



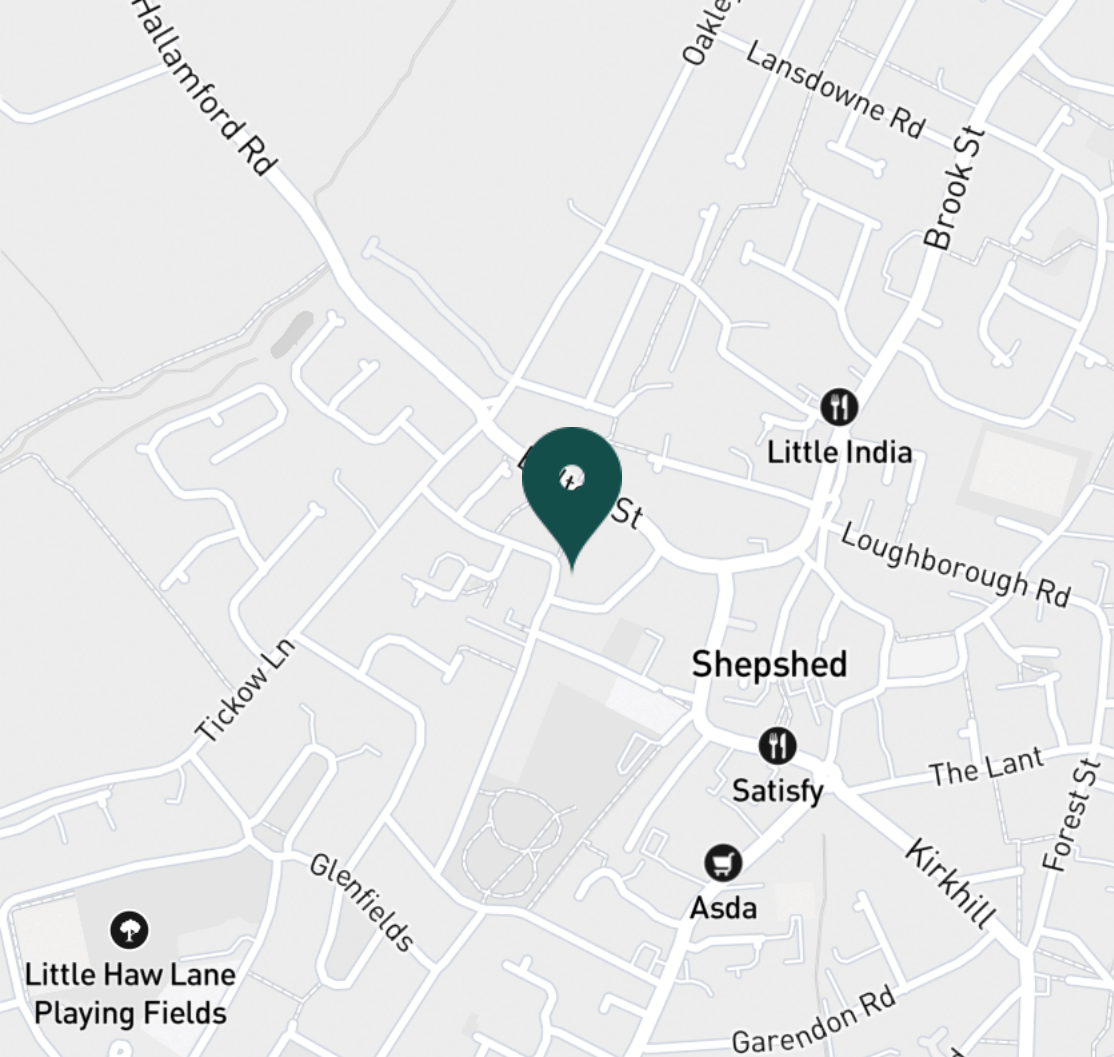
Living Area



Living Area



Living Area



#### SUPERMARKETS

Co-op Food Hall Croft	0.4 mi
Asda Shepshed	0.5 mi
Co-op Food Anson Rd	1.0 mi
Co-op Food Coalville	4.2 mi
Co-op Food Knightthorpe Rd	4.7 mi

#### GYMS

Stable Fitness	0.3 mi
Punchin Pandas Children's Martial Arts	0.4 mi
Viking Fitness Centre	2.3 mi
Holywell Fitness Centre	3.7 mi
Burleigh Springs Leisure Club	3.8 mi

#### TRAIN STATIONS

Loughborough	5.8 mi
Barrow upon Soar	9.0 mi
East Midlands Parkway	9.3 mi
Sileby	10.8 mi
Long Eaton	11.4 mi

#### NURSERY SCHOOLS

The Oak Treehouse	0.6 mi
Charnwood Day Nursery	0.6 mi
Hind Leys PS	0.6 mi
Children 1st Shepshed	0.7 mi
Moors Farm Day Nursery	2.6 mi

#### PRIMARY SCHOOLS

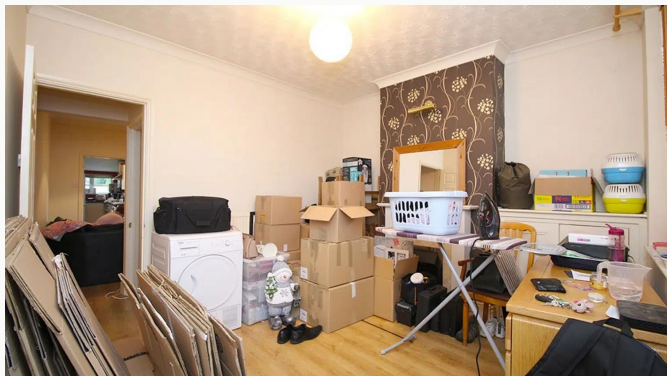
St Winefrides Catholic PS	0.3 mi
St Botolphs CE PS	0.5 mi
Oxley PS	0.5 mi
Newcroft PS	1.0 mi
Belton CE PS	2.6 mi

#### HIGH SCHOOLS

Hind Leys Community College	0.6 mi
Shepshed High Sch	0.7 mi
King Edward VII Science and Sports C	0.8 mi
Ashmount Sch	4.0 mi
De Lisle Catholic Science C	4.0 mi

Discover  
Shepshed





Living Area



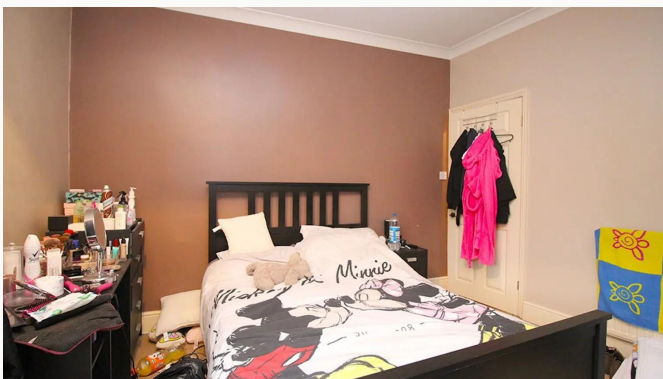
Living Area



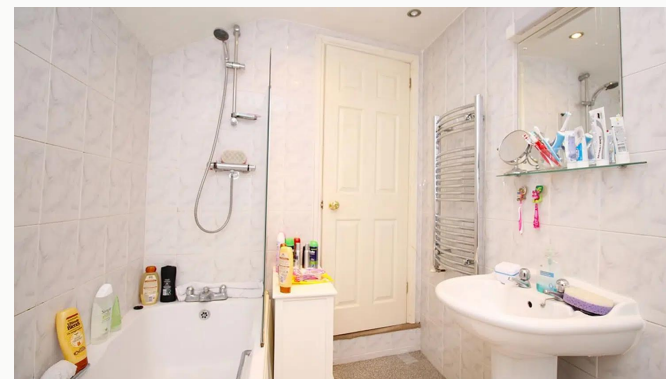
Bedroom



Bedroom



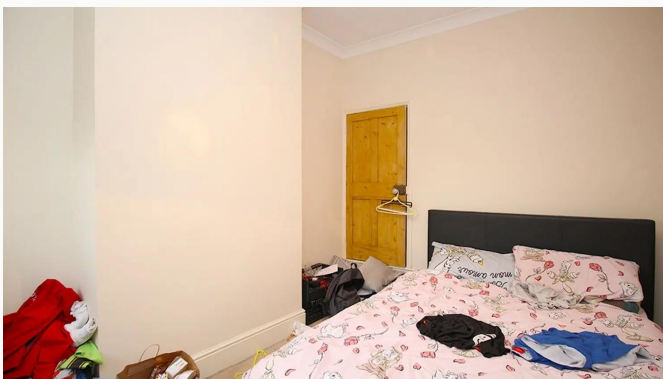
Bedroom



Bathroom



Bathroom



Bedroom



Bedroom



Garden



Factory Street

**Available**  
From 05/08/2024

**Comes**  
Unfurnished

**Bedrooms**  
2

**Receptions**  
2

**Bathrooms**  
1

**Parking**  
On Street

**Postcode**  
LE12 9AQ

**Rent**  
£800 pcm

**Deposit**  
£920

**EPC**  
59 | D

**Council Tax Band**  
A

**ID**  
#2015

**Updated**  
16/07/2024



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Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



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# Huntleys

