

# Holdere

A Modern Estate Agent



**72 Woodpecker Way**  
Shepshed, Loughborough, LE12 9WF

Offers over £290,000



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The property is situated on the Kings Gate Development, located off Hathern Road in the charming market town of Shepshed. Built in 2020, this home still has the benefit of the remaining 10 year NHBC warranty, providing peace of mind for the new owner.

Shepshed town centre offers a range of local amenities and excellent transportation links to nearby cities such as Loughborough, Leicester, Nottingham, and Birmingham via the nearby M1/M42 motorway networks. Additionally, the town is just a short drive away from the stunning Charnwood Forest, offering beautiful country parks and plenty of recreational activities for outdoor enthusiasts.

Upon entering the property, you are greeted by an inviting entrance hall leading to a spacious sitting room with French doors providing direct access to the rear garden and a separate kitchen/diner. The ground floor also features a convenient downstairs w.c. and utility room. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The principal bedroom boasts its own contemporary en-suite shower room.

Situated on a quiet residential street, the property occupies a generous plot with double width parking, a garage, and beautifully landscaped lawned gardens to the rear, perfect for enjoying outdoor living. This home offers a perfect blend of modern living in a convenient location with access to both urban amenities and the natural beauty of Charnwood Forest.

## 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.



## Road Map



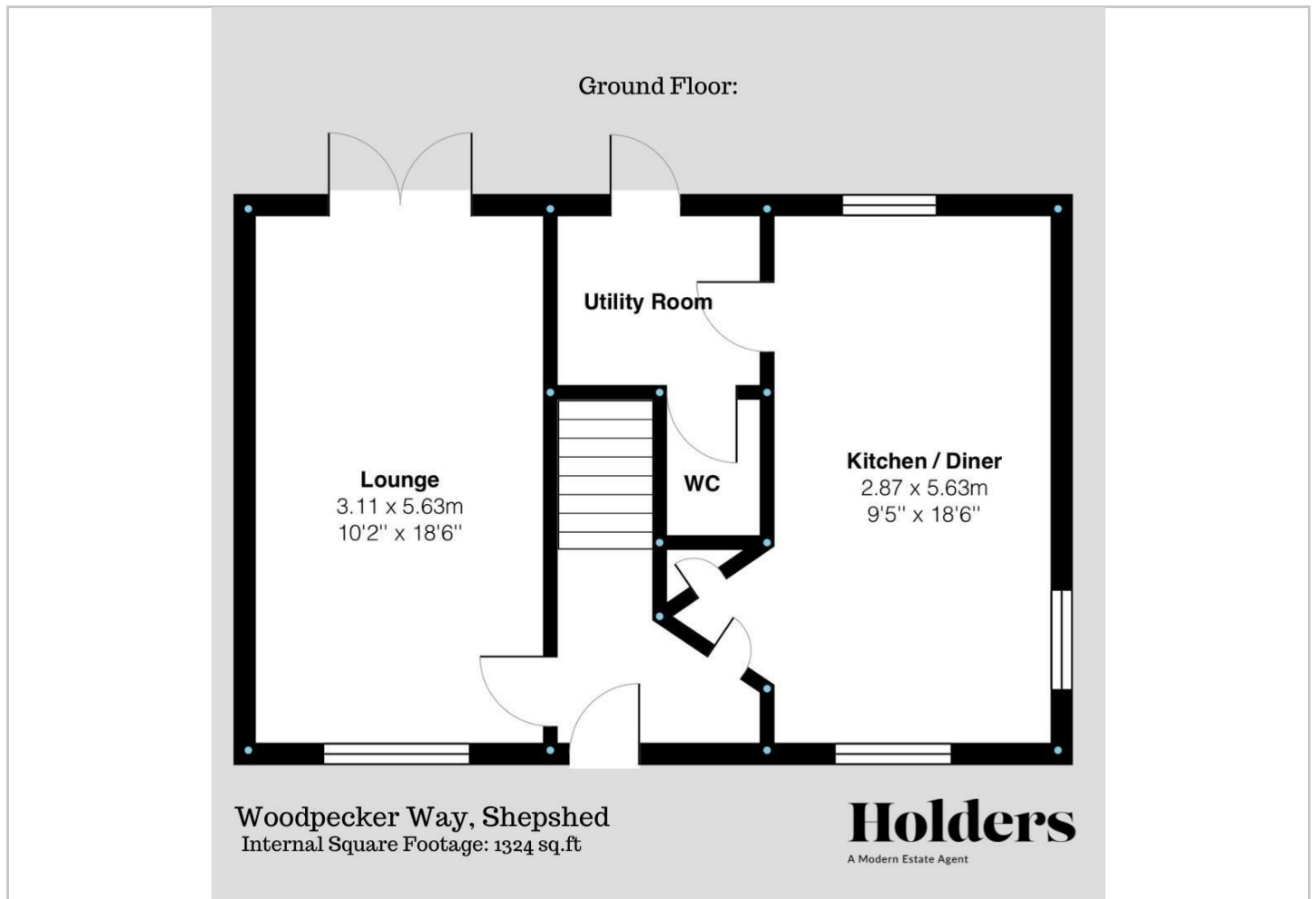
## Hybrid Map



## Terrain Map



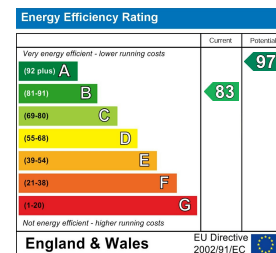
## Floor Plan



## Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## 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.