

Holdings

A Modern Estate Agent



9 Iris Close

Shepshed, Loughborough, LE12 9FS

Guide price £485,000



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As you enter this stunning property, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The split-level stairs lead up to a first-floored galleried landing with a beautiful oak balustrade, creating a grand and elegant feel. The front door is a composite door with an opaque double-glazed panel, flanked by matching opaque uPVC windows on either side. The herringbone luxury vinyl tiled flooring adds a touch of sophistication to the space, while providing access to under-stair storage and an additional storage cupboard.

The living kitchen makes a great space to all the family to enjoy. The kitchen features a range of roll-edge work surfaces and wall and base units. The inset one and a half bowl sink with a flexi-hose mixer tap adds both style and functionality. The kitchen also boasts a double electric Smeg oven and grill, a microwave oven, integrated dishwasher, and a five-ring gas hob with a splash screen and extractor hood. The plinth heater, ceramic tiled flooring, inset downlights, and uPVC double-glazed window to the rear make this kitchen a truly exceptional space. The French doors lead out to the private rear garden, perfect for al fresco dining on warm summer evenings.

The utility room offers matching wall and base units with a roll-edge work surface, sink and drainer unit, and space for appliances. The concealed gas fired central heating boiler is neatly tucked away in a wall unit, ensuring both practicality and style. The ceramic tiled flooring and uPVC framed side door

leading to the driveway add to the convenience of this space.

The lounge is complete with a dual aspect and uPVC double-glazed bay window to the front elevation. The French patio doors to the rear elevation open up to a patio seating area, perfect for relaxing and enjoying the garden.

The galleried landing on the first floor gives access to the bedrooms, all double in size. The master bedroom features a dual aspect with uPVC double glazed windows, a fitted double wardrobe, and an en-suite shower room. The three other bedrooms offer ample space, with built-in wardrobes in two of them.

The family bathroom is fitted with a four-piece suite including a double shower unit, panel bath, low-level WC, and wall-mounted wash hand basin. The tiled splashbacks, shaver point, heated towel rail, and opaque uPVC double-glazed window add to the luxury of this room.

Outside, the property continues to impress with a curved tarmac driveway leading to a detached double garage with loft storage. The private rear garden features a well-maintained lawn, paved walkway, and stone shingled edging. The hot tub section with a timber-framed pergola overhead, timber decking with inset plinth lighting, and decked seating area with heating offer a variety of social spaces for relaxation and entertaining. The garden is enclosed by a combination of brick walls and timber fencing, ensuring both privacy and security.



Road Map



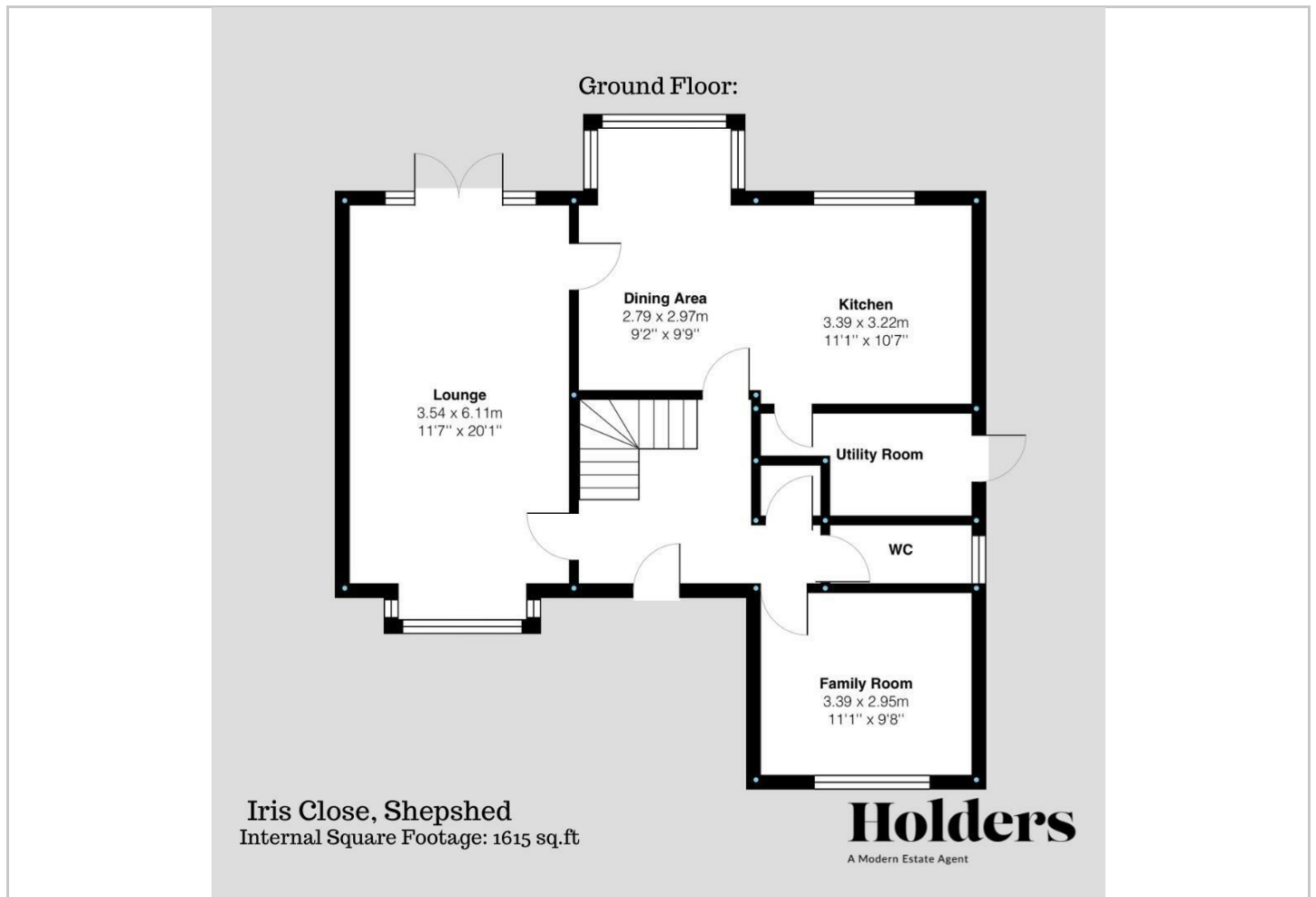
Hybrid Map



Terrain Map



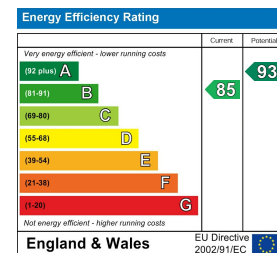
Floor Plan



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



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