

# Holdings

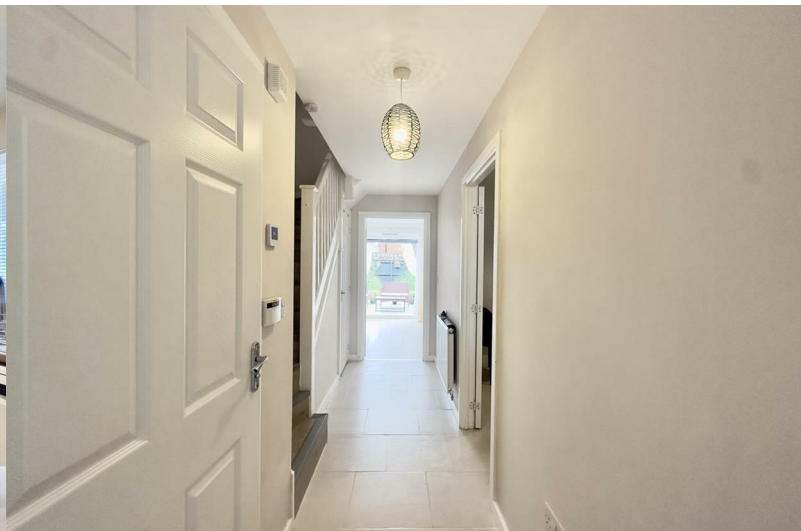
A Modern Estate Agent



## 3 Woodpecker Way

Shepshed, Loughborough, LE12 9WF

Offers over £325,000

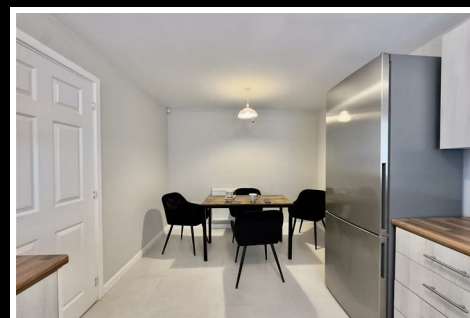




# 3 Woodpecker Way

Shepshed, Loughborough, LE12 9WF

Offers over £325,000



A great opportunity to acquire this generously proportioned four-bedroom detached family home, perfectly designed for contemporary family living and coming to the market with a convenient garage and a beautifully landscaped rear garden. One of the standout features of this home is its ample off-road parking, allowing for up to three cars, making it ideal for families or those who enjoy entertaining guests.

Nestled in a highly desirable neighbourhood, this residence boasts a modern interior that effortlessly blends style and comfort. Upon entering, you are greeted by a spacious lounge room, inviting and bathed in natural light, perfect for relaxation or family gatherings. The layout flows seamlessly into a well-appointed dining kitchen, featuring ample space for dining with family or friends, and plenty of cabinetry for storage. The ground floor also includes a conveniently located WC.

As you ascend to the first floor, you will find three generous-sized bedrooms that serve as versatile spaces for rest, work, or play, catering to the varying needs of your family. The family bathroom is designed with modern fixtures and fittings, serving all three bedrooms to this floor.

Venturing further to the second floor, you will discover the spacious master bedroom, this space comes complete with an en-suite bathroom.

Externally, the well-maintained garden at the rear provides an outdoor space, perfect for enjoying

those sunny afternoons or hosting weekend barbeques. The garden features a dedicated sitting area and built in pergola where you can unwind with a book or entertain guests, making it a versatile space for all seasons. The driveway offers practical off-road parking for up to three vehicles and leads to a garage.

## 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.



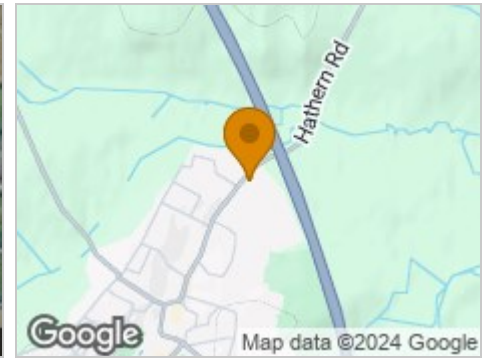
## Road Map



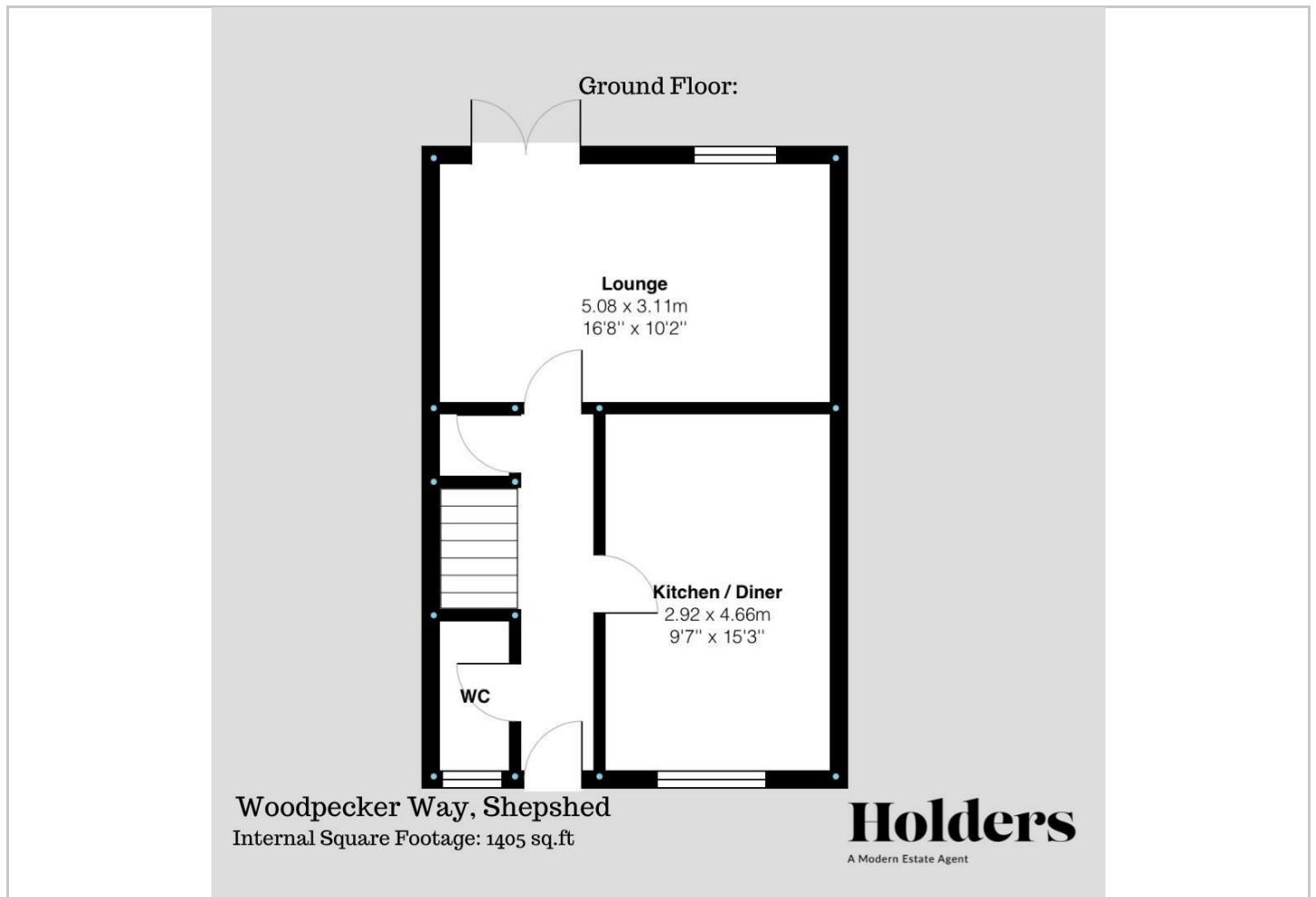
## Hybrid Map



## Terrain Map



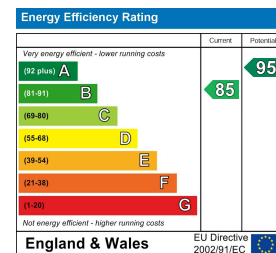
## Floor Plan



## Viewing

Please contact our Holders - 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.