

Holderr

A Modern Estate Agent



21 Church Street

Shepshed, Loughborough, LE12 9RH

£185,000

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Upon entering, you are welcomed into a well-equipped kitchen featuring a stylish inset one-and-a-half drainer sink unit with a mixer tap, wood base cupboards with integrated drawer compartments, worktops with tiled splashbacks, and an integrated oven with a four-ring gas hob. The kitchen also benefits from a gas-fired combination boiler for heating and hot water, plumbing for a washing machine, space for a fridge/freezer or dishwasher, a tiled floor, and windows to the front and side elevations. A door leads directly to the rear garden. Moving through to the dining room, you'll find a cozy yet spacious area featuring a useful under-stairs storage cupboard and a window to the front elevation. This leads into an additional reception lounge room, a bright and airy space with exposed beams, windows to both the front and rear, a characterful feature fireplace, and stairs ascending to the first floor.

Upstairs, a generous landing with a rear-facing window provides access to two double bedrooms, both flooded with natural light. The main bedroom boasts charming exposed beams, adding to the character of the property. The well-appointed bathroom includes a white three-piece suite comprising a bath with shower attachment and splashguard, a pedestal wash hand basin, and a low-level W.C. Tasteful wall tiling, floor tiles, a chrome ladder-style towel rail, and a window to the front elevation complete the space.

Church Street is ideally positioned in the heart of Shepshed, a much-favoured village located just four

miles from Loughborough. The area offers a wealth of everyday amenities, including Tesco and Asda supermarkets, independent shops, traditional pubs, and inviting coffee houses, all within walking distance. Shepshed also provides excellent transport links, with easy access to Loughborough, Leicester, and Ashby-de-la-Zouch. The property benefits from excellent road connections via the M1 (Junctions 22 & 23), the A42/M42, and the A50, with East Midlands Airport just a short drive away.

The property enjoys a peaceful yet central village setting with convenient on-street parking. To the rear, a generous south-facing garden provides an ideal space for relaxation, featuring a lawn, seating areas, and shared access via a pathway. Whether enjoying a morning coffee or hosting a summer gathering, this outdoor space offers plenty of potential.

This delightful cottage, rich in character and move-in ready, is a must-see for buyers looking for a blend of traditional charm and modern convenience. Book a viewing today to experience all it has to offer!

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



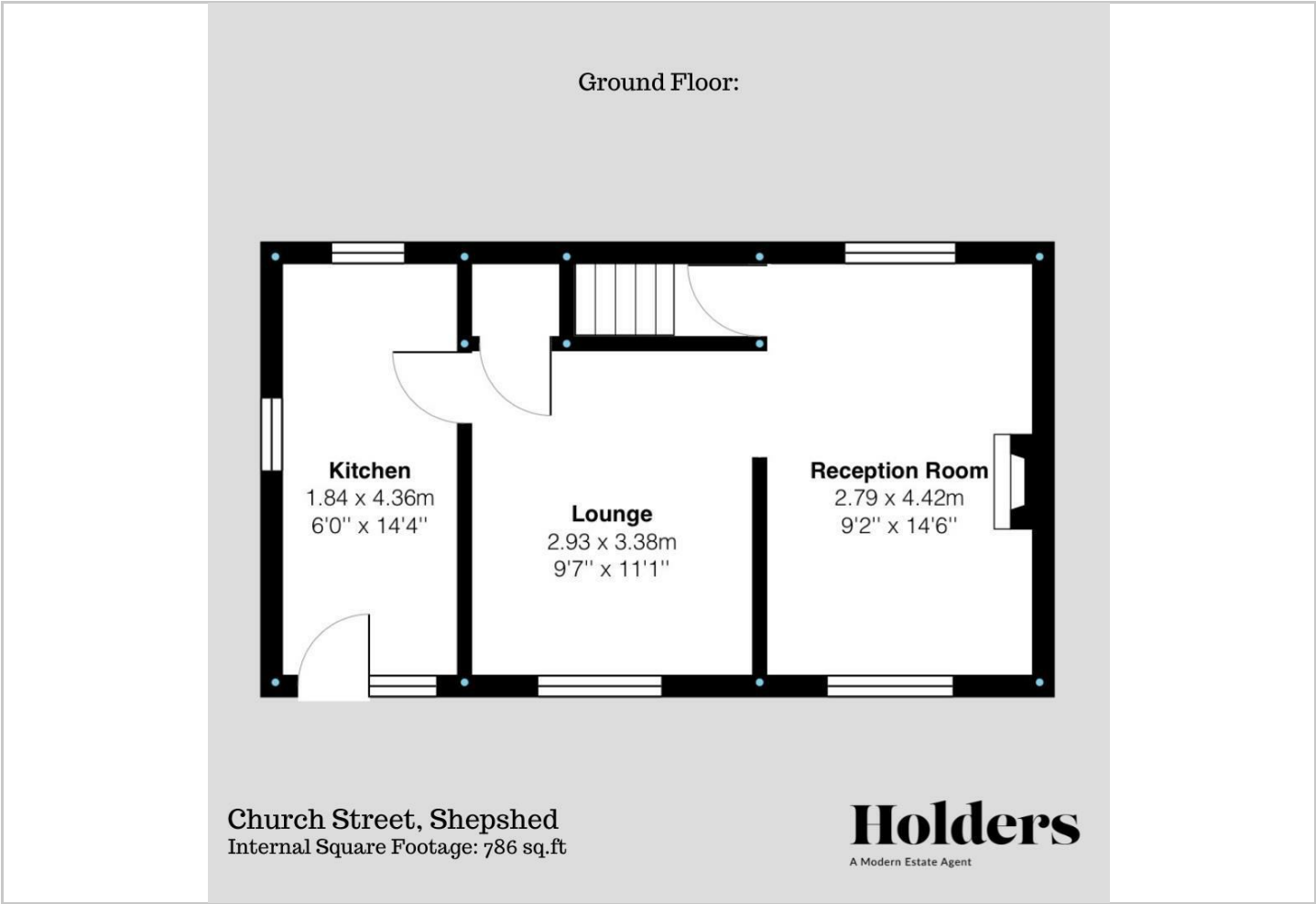
Hybrid Map



Terrain Map



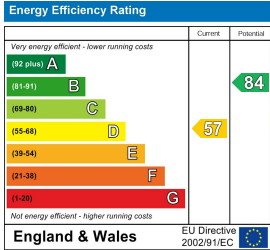
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.