

Holder's

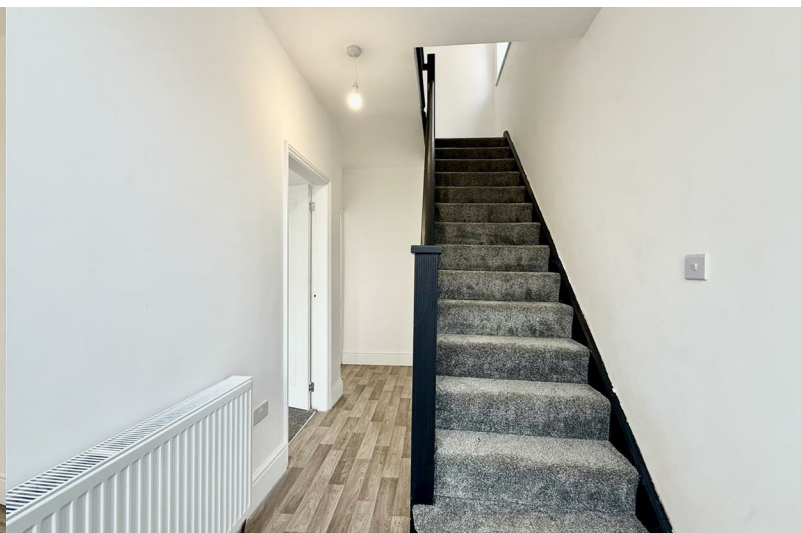
A Modern Estate Agent



33a Leicester Road

Shepshed, Loughborough, LE12 9DF

Offers over £230,000



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Nestled on a generously-sized plot, this charming three-bedroom end terrace property is perfectly positioned in the heart of Shepshed, an area renowned for its excellent transport links and proximity to local Primary and Secondary Schools. This home is offered for sale with no onward chain, allowing for a swift and seamless purchasing process, and it is available for viewings immediately.

Upon entering the property, you are welcomed by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features a delightful bay-fronted lounge that invites natural light, creating a warm and inviting atmosphere—perfect for relaxing or entertaining guests. Adjacent to the lounge, you'll find an expansive open-plan kitchen diner that has been newly renovated to a high standard. This modern space is ideal for family gatherings or socialising, boasting contemporary fixtures and ample counter space for all your culinary needs. The ground floor also includes a convenient utility area and a separate W/C, adding to the practicality of the layout.

As you ascend to the first floor, you will discover three well-proportioned bedrooms, each offering a comfortable and peaceful retreat. The bedrooms are complemented by a stylishly appointed bathroom, designed with functionality in mind.

Outside, the property is set back from the road, providing a small, inviting courtyard area at the front that enhances its curb appeal. A side access

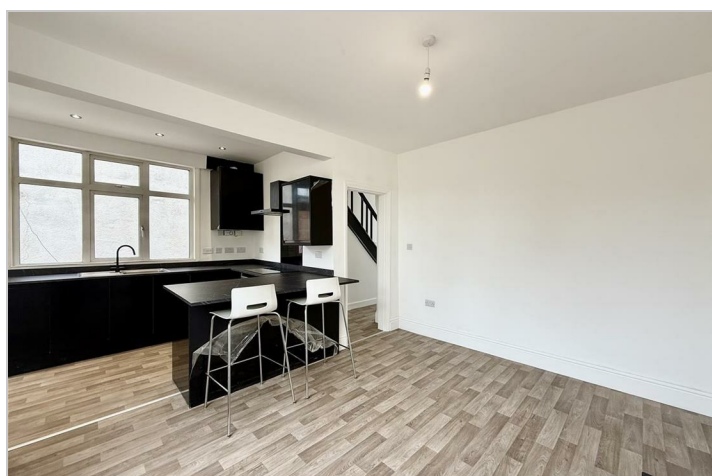
pathway leads to off-road parking, a rare convenience in this area. The real gem of this property is the generously-sized rear garden, which is larger than average and thoughtfully designed with a split-level layout.

In summary, this newly renovated property presents an exceptional opportunity to own a delightful family home in a sought-after location. With its modern amenities, ample outdoor space, and proximity to local schools and transport links, this property is sure to attract considerable interest.

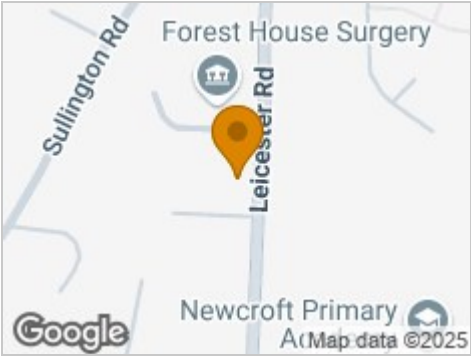
Disclaimer

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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

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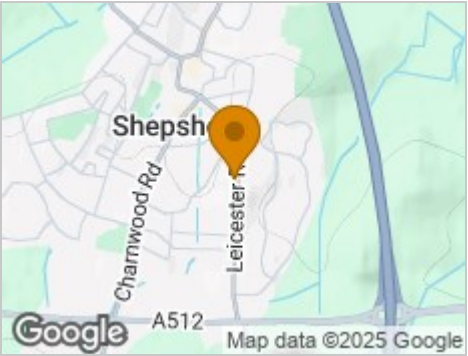
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Lounge
3.68 x 4.11m
12'1" x 13'6"

Kitchen / Diner
5.63 x 3.63m
18'6" x 11'11"

Utility Room WC

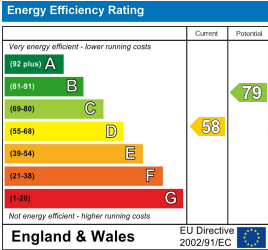
Leicester Road, Shepshed
Internal Square Footage: 904 sq.ft

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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.