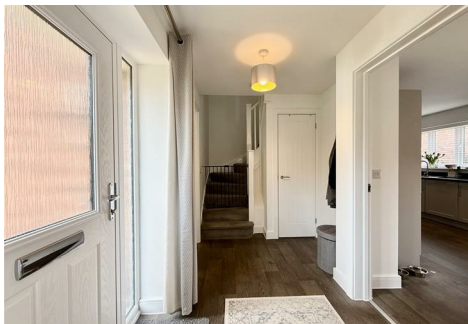


# Holderr

A Modern Estate Agent



6 Lovage Road, Shepshed, LE12 9GL

£375,000

An impressive detached family home set on a larger than average corner garden plot and featuring a stunning contemporary living dining kitchen spanning the full width of the property with doors out into the garden ideal for summer entertaining.

The property occupies this quiet location with open green space and local countryside walks just a short stroll away. NHBC warranty remaining.

Enter the property through a spacious, welcoming hallway that provides immediate access to the home's main areas. The hall features a generous under-stairs storage cupboard, ideal for coats, shoes, and household essentials, helping to keep the space tidy and organised. A winding staircase ascends to the first floor, with elegant balustrades adding a touch of charm, and conveniently located nearby is a practical ground-floor WC, perfect for guests and everyday use.

The square-shaped lounge is situated at the front of the house, offering a comfortable and bright space to relax. Large windows fill the room with natural light, accentuating its inviting atmosphere. Adjacent to the lounge is the impressive living dining kitchen, a true focal point of the home. This contemporary space showcases a sleek range of units, including base cupboards, drawers, and eye-level cabinets, providing ample storage. Integrated Smeg appliances enhance the modern aesthetic and functionality, comprising a large fridge freezer, a built-in electric double oven, a gas hob with a stylish extractor hood, and a dishwasher. The kitchen area comfortably accommodates a dining table, making it ideal for family meals and entertaining, while also allowing for a sofa arrangement to create a relaxing social zone.

From the kitchen, you can access a highly practical utility room. This space features additional cupboards for extra storage, a sink, and plumbing for a washing machine. There is also space for a tumble dryer, making laundry tasks convenient. A side entrance door from the utility room opens directly onto the driveway, providing easy access for unloading and outdoor activities.

Upstairs, the home offers four well-sized bedrooms, three of which are doubles. The master bedroom is a particularly generous space, featuring a range of full-height, fitted wardrobes that provide ample storage. Two large windows flood the room with natural light, creating a bright and airy ambiance. The master bedroom benefits from a high-quality Roca-branded en-suite shower room, equipped with a modern shower enclosure, a mixer shower, an extractor fan, a window for ventilation, and a heated towel radiator for added comfort.

Bedrooms two and three are located at the rear of the property and overlook the garden, offering peaceful views and a relaxing environment. Bedroom four is currently used as a home office, providing a versatile space suitable for work or hobbies.

The family bathroom completes the upper floor, featuring contemporary fixtures and fittings, providing a comfortable space for daily routines.

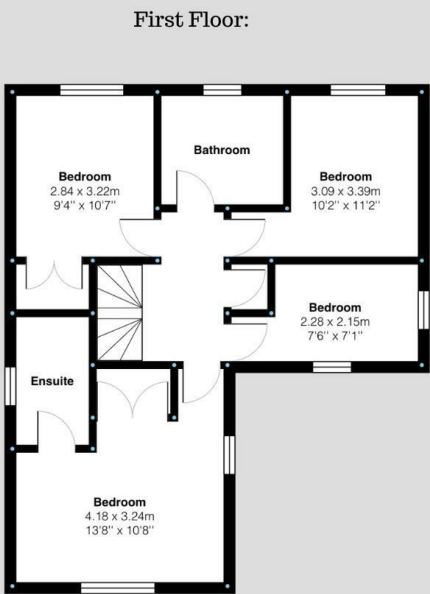
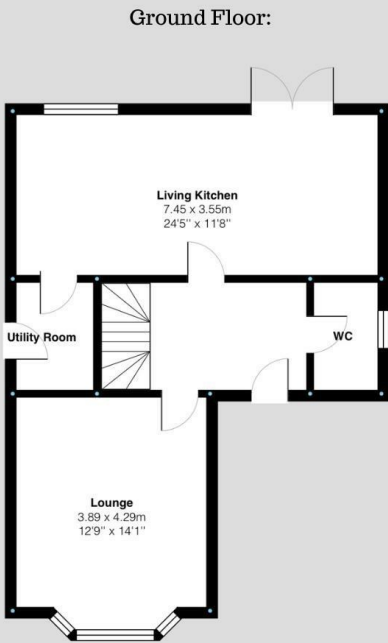
Externally, the property is elevated from the road, with a well-maintained front and side lawn and a pathway leading up to the main entrance door. To the side, there is a driveway capable of accommodating two to three vehicles, leading to a detached brick-built single garage. The garage is equipped with an up-and-over door, along with lighting and power outlets, offering secure storage for vehicles and additional household items.

Gated access to the side of the property opens into the rear garden. The garden is predominantly laid to lawn, providing ample space for outdoor activities and relaxation. A paved patio area is perfect for outdoor dining and entertaining.

### **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.

Floor Plan



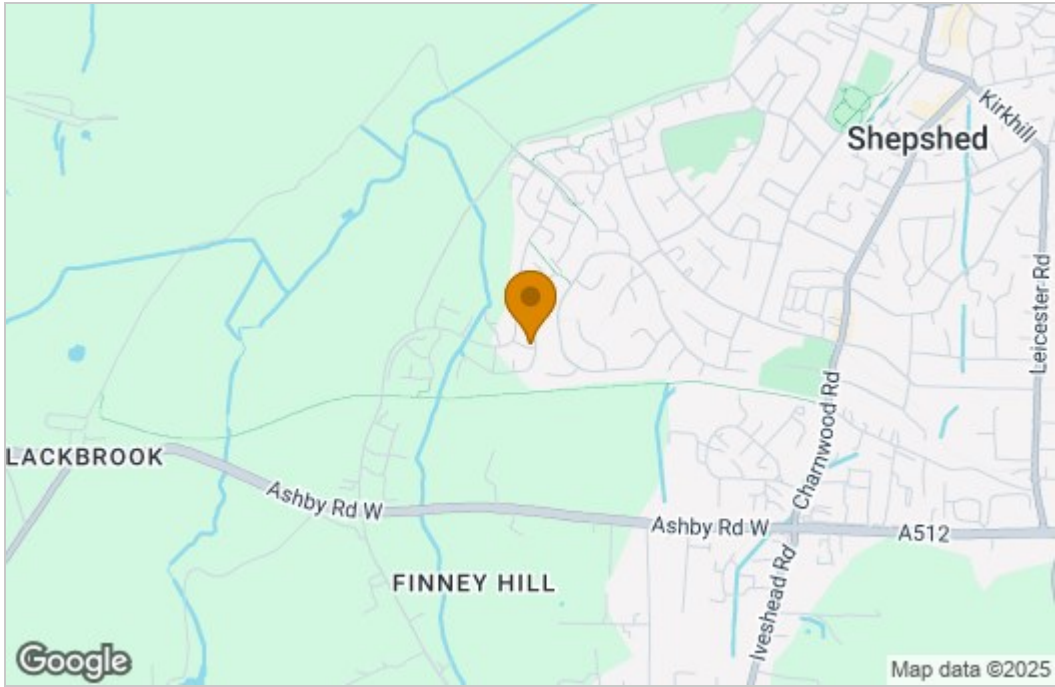
Lovage Road, Shepshed  
Internal Square Footage: 1161 sq.ft

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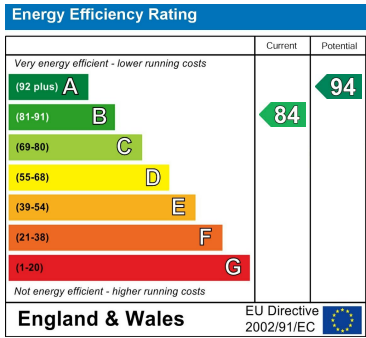
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Area Map



Energy Efficiency Graph



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