



Smiths
your property experts

Grange Road

Shepshed

- No upward chain
- Delightful two-bedroom home
- Excellent first-time buy or investment property
- Situated in a mature residential area
- Floor area of approximately 672 square feet
- Lovely kitchen/diner opening onto the garden
- Low-maintenance south-west facing rear garden
- Off-road parking and a garage

General Description

Smiths Property Experts offer to the market, with no upward chain, this delightful two-bedroom home that would make an excellent first-time buy or investment property. Positioned in a mature residential area, the property benefits from off-road parking and garaging and is situated in the Charnwood market town of Shepshed. The property is within walking distance of the town centre and its host of amenities and is ideally placed for excellent access to the M1 motorway.





The Property

The property is entered via an enclosed porch. Boasting UPVC double glazing, gas central heating, and a roof covering replaced in recent years, the property offers approximately 672 square feet of living accommodation laid across two floors. In brief, expect to find two good-sized bedrooms, a family bathroom, a generous sitting room and a kitchen/diner that opens directly onto the rear garden.

The Outside

The property is set back from a quiet residential street and behind a block-paved private driveway. To the rear is a south-westerly facing garden that is currently hard landscaped. The property also has the benefit of owning a garage on the block to the rear.





The Location

The market town of Shepshed offers a variety of local amenities and convenient access to nearby Loughborough. The property is situated half a mile from junction 23 of the M1 motorway, providing easy access to Leicester, Nottingham, and Derby. Additionally, East Midlands Airport is conveniently located nearby.

Property Information

Awaiting EPC.

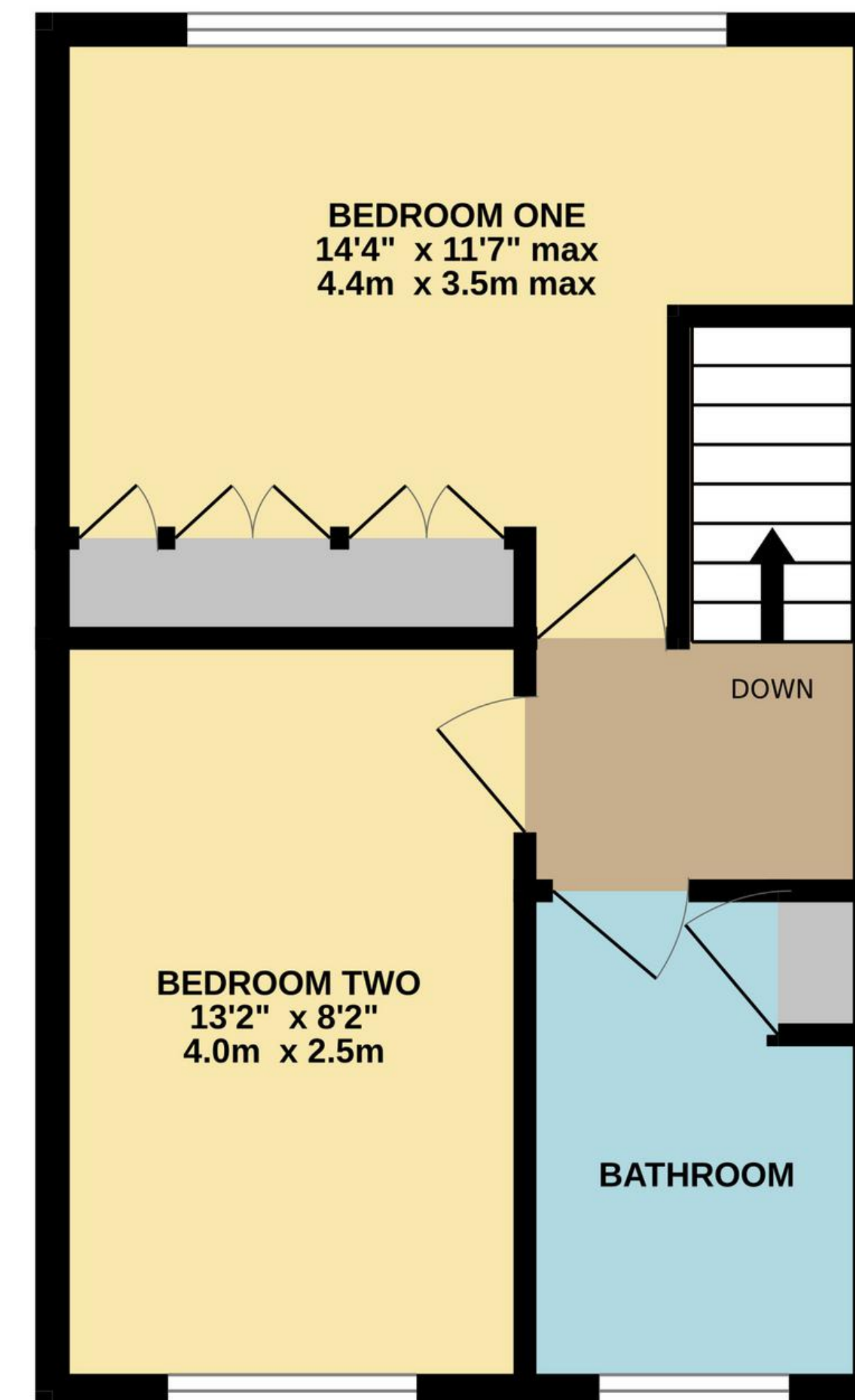
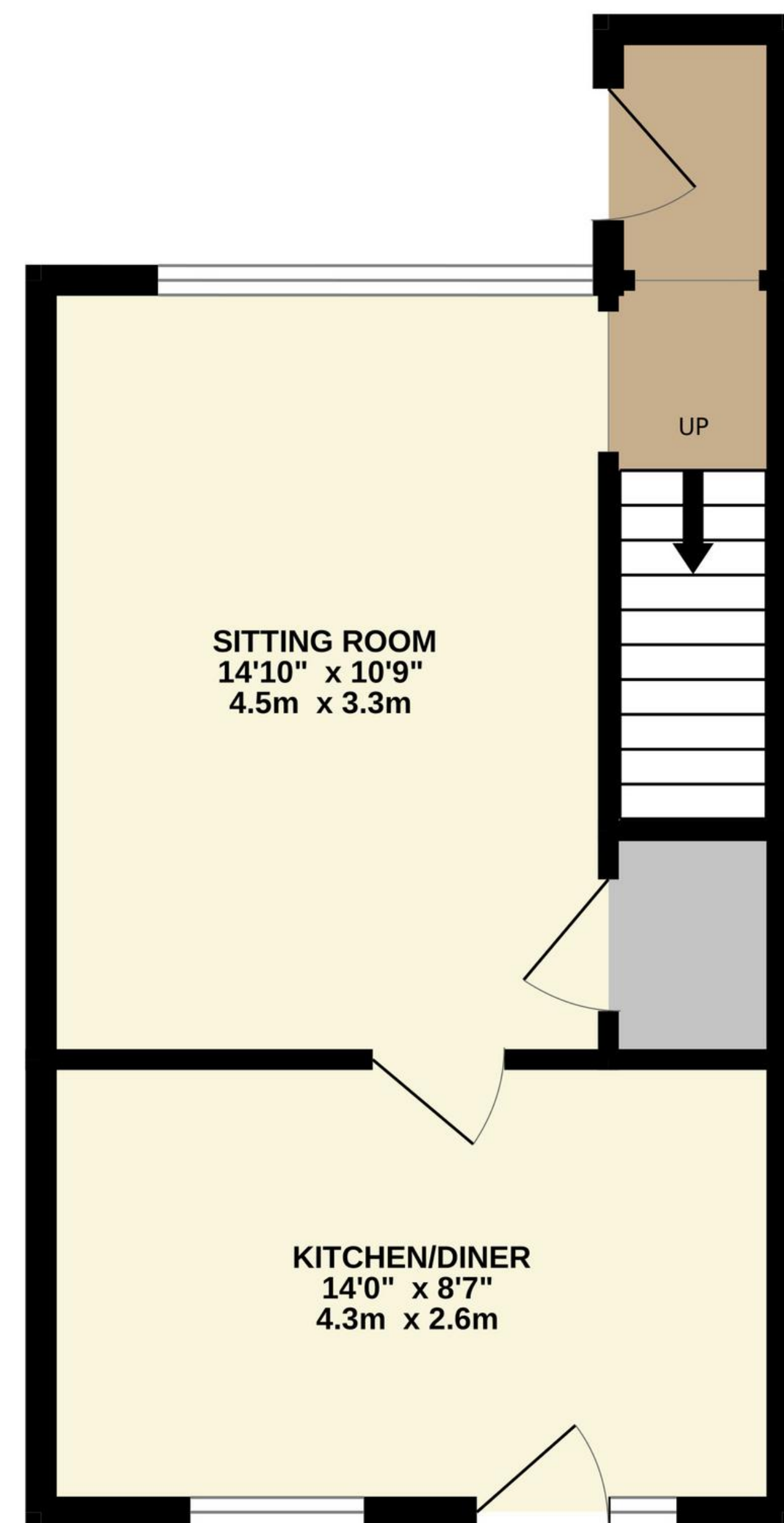
Tenure: Freehold. Council Tax Band: A.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 672 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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