



Smiths
your property experts

Highfields Close

Shepshed

- Spacious and extended detached family home
- Situated at the end of a cul-de-sac with a generous driveway
- Beautifully presented and ideal for modern family life
- Exceptional open-plan three-zone kitchen with bi-fold doors
- Light-filled sitting room with a picture window
- Four good-sized bedrooms and a refitted bathroom
- Lawned and private south-facing rear gardens
- Oversized tandem length garage ideal for a car enthusiast

General Description

Smiths Property Experts offer to the market this deceptively spacious and extended detached family home situated at the end of a cul-de-sac with a south-facing rear garden, a driveway, and an oversized garage.

Beautifully presented with ample living space, this superb home is ideal for modern family life, featuring an exceptional open-plan, three-zone contemporary kitchen, living, and dining area with bi-fold doors. An internal viewing is essential to appreciate the space on offer.







The Property

The property is presented in superb decorative order and benefits from uPVC double glazing and gas central heating. The accommodation is entered via a recently replaced front door into the entrance hallway. There are stairs to the first floor, a ground-floor WC, and a sitting room with a picture window flooding the room with natural light.

The extended, open-plan 'family' kitchen is the hub of the home. There is a central island with breakfast bar seating, ample base and wall units with worktops over and integrated appliances, zoned areas for dining and seating, as well as skylight windows and bi-fold doors that open seamlessly onto the rear garden.

To the first floor, stairs rise to the landing, which gives way to the four good-sized bedrooms and a recently refitted modern bathroom suite.

The property benefits from underfloor heating in the hallway, kitchen, and bathroom.

The Outside

Outside, to the front, there is a driveway providing ample off-road parking, a front lawn, and side access to the garage. The garage is a tandem length and provides excellent space for a car enthusiast, a home gym, or a work-from-home space, with French doors to the side, power, lighting, a cold-water feed, and drainage. The rear garden has a patio seating terrace and is mainly laid to lawn, with fencing to all sides. The garden is south-facing and enjoys a private aspect.







The Location

Situated at the end of this quiet cul-de-sac in Shepshed, the property is within the catchment area for excellent local schools. The M1 motorway junction is easily accessible, making the location ideal for commuters, and the towns and cities of Loughborough, Leicester, Nottingham, and Ashby-de-la-Zouch are conveniently reachable. There is an array of amenities, including a doctor's surgery, several supermarkets, pubs, and an established High Street.

Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: D.

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 : 1658 sq.ft. (154.0 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



