



Cumbrian Way, Shepshed



£210,000

- POPULAR ESTATE
- TWO DOUBLE BED TOWN HOUSE
- STYLISHLY REFURBISHED
- MODERN BATHROOM
- OPEN PLAN LIVING
- GENEROUS PARKING
- FREEHOLD
- EPC rating D



This beautifully refurbished mid-townhouse has been transformed to offer sleek, contemporary living with a striking open-plan layout on the ground floor. What was once a modest kitchen has been thoughtfully extended to incorporate a stylish breakfast bar and a range of brand-new kitchen units that provide generous storage. Integrated appliances include a high-quality Neff oven and Indesit induction hob, perfectly combining functionality with modern elegance.

As you step inside through the double-glazed front door, you're greeted by a bright and welcoming entrance area, enhanced by angle-poised recessed LED lighting and chic brushed metal sockets, including USB ports for added convenience. The spacious lounge boasts a triple-opening front window that floods the room with natural light, accent feature wallpaper along the staircase, and a discreet storage cupboard.

The contemporary kitchen is a real showstopper, with coordinating LED lighting, a rear access door and window, space for an American-style fridge freezer, and thoughtfully integrated features including a concealed Worcester Bosch combi boiler. Throughout the ground floor, an attractive tile-effect laminate flooring runs seamlessly front to back, adding both style and practicality.

Upstairs, the home continues to impress with two generously sized double bedrooms that span the full width of the property. The main bedroom, overlooking the rear garden, includes elegant built-in sliding mirrored wardrobes and brushed metal finishes. The second double bedroom, located at the front, benefits from dual windows and additional built-in storage above the stairs.



The luxuriously refitted bathroom has been designed with relaxation in mind, featuring a stylish P-shaped bath with both a rainfall shower and a handheld attachment, a modern WC and basin with integrated vanity storage, and tasteful tiling with a mosaic border and vertical feature wall.

Externally, the property offers off-road parking for two vehicles on a low-maintenance, neatly landscaped front garden finished with neutral stone and paving. A useful attached external store adds further practicality. To the rear, a full-width paved patio provides the perfect setting for outdoor entertaining, with steps leading up to a raised gravel area, ideal for a storage shed or seating area. The garden is fully enclosed by timber fencing and a brick wall, offering privacy and a safe, low-maintenance outdoor space.

Located on the ever-popular Cumbrian Way estate, this property is ideally suited to first-time buyers, professionals, or young families. It would also make a fantastic investment opportunity, offering contemporary appeal and strong rental potential.

Viewing is highly recommended to fully appreciate the stunning transformation this home has undergone. To get to the property starting in the Centre of Shepshed, head north along Church Street towards the A512. Turn right onto the A512 (Loughborough Road), heading towards Loughborough. After about 0.5 miles, turn left onto Cumbrian Way (signposted for residential area). Continue along Cumbrian Way, and the property will be on your right-hand side identified by the 'For Sale' board.

LIVING KITCHEN 7.82m x 2.59m (Widening to 3.57) (25'8" x 8'6")

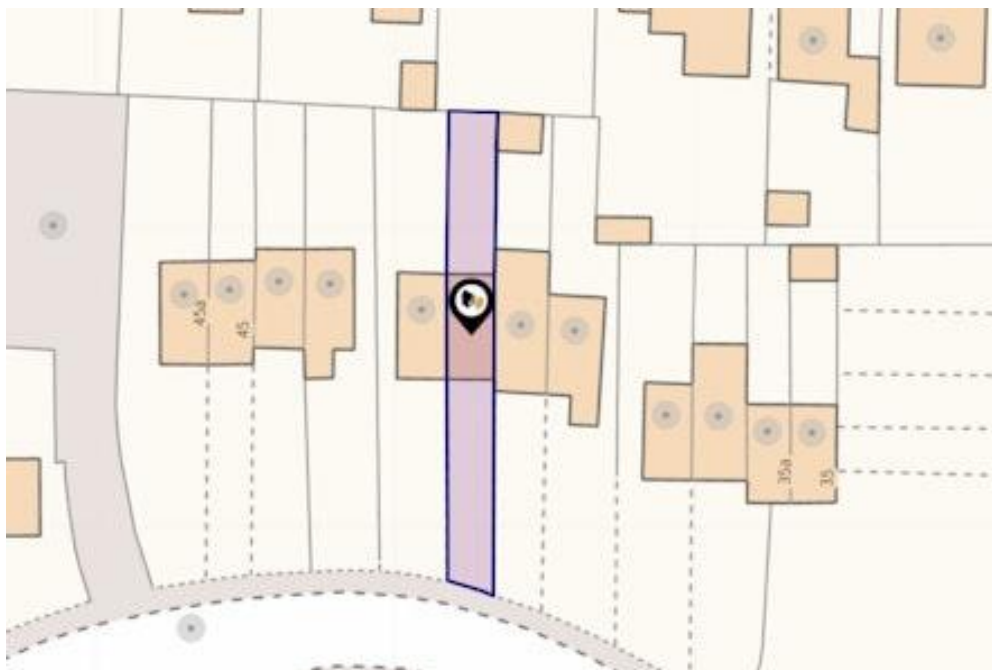
FIRST FLOOR LANDING

BEDROOM ONE 3.6m x 2.57m (11'10" x 8'5")

BEDROOM TWO 3.57m x 2.29m (11'8" x 7'6")

BATHROOM 1.81m x 1.68m (5'11" x 5'6")





SERVICES AND TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B

DISCLAIMER

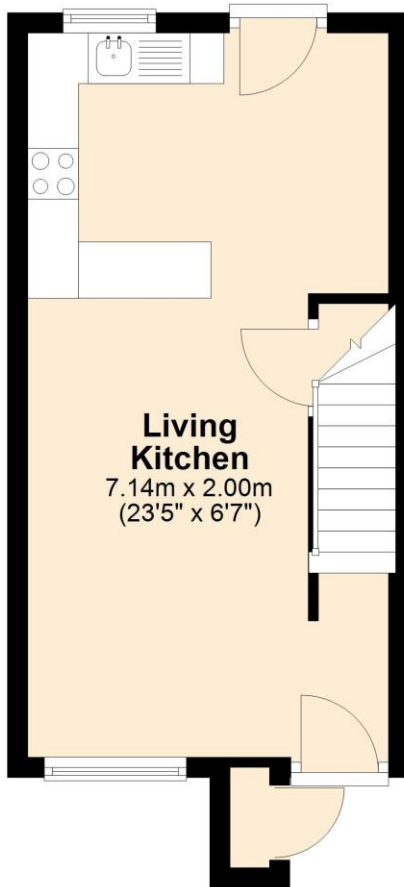
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

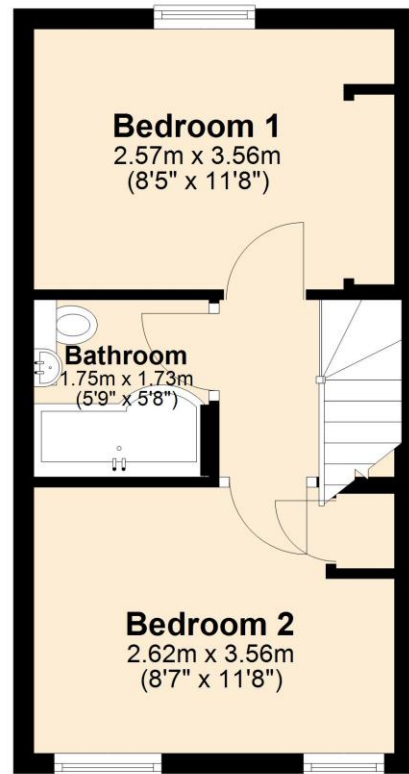
Ground Floor

Approx. 25.8 sq. metres (277.8 sq. feet)

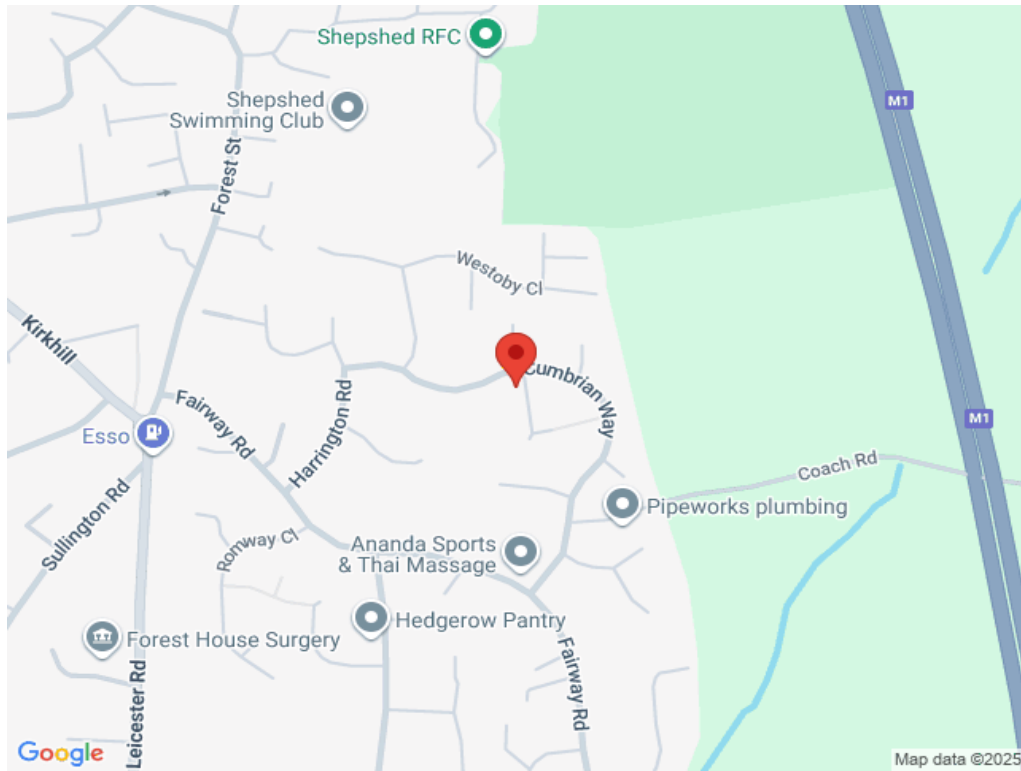


First Floor

Approx. 25.4 sq. metres (273.3 sq. feet)



Total area: approx. 51.2 sq. metres (551.1 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk