

Holderr

A Modern Estate Agent



12 Starling Close, Loughborough, LE12 9WB

£240,000

An attractive three-bedroom townhouse in Shepshed, offering accommodation across three floors, driveway parking for two vehicles, a contemporary dining kitchen and a second-floor bedroom with en-suite shower room. The property also benefits from an enclosed rear garden with patio seating and lawn, ideal for relaxing and family enjoyment, with local amenities and transport links close by. 3 years NHBC warranty remaining.

Summary

Situated within a popular residential development in Shepshed, this attractive three-bedroom townhouse offers well-proportioned accommodation arranged over three floors, making it an ideal choice for first-time buyers, couples or growing families. The property is approached via a low-maintenance driveway providing off-road parking for two vehicles, with the entrance porch leading through to a front-aspect sitting room.

To the rear, a contemporary dining kitchen features French doors opening onto the garden, creating an inviting space for everyday living and entertaining.

A useful WC completes the ground floor.

The first floor hosts two well-proportioned bedrooms, served by the family bathroom, while the second-floor bedroom benefits from its own en-suite shower room, offering a degree of privacy and flexibility.

Outside, the rear garden features a patio seating area and lawn, providing space for outdoor dining, relaxation and children to play.

Ideally positioned for Shepshed's local amenities, schools and transport links, this appealing home combines versatile accommodation with practical parking and a pleasant garden setting.

Agents Note: There are 3 years NHBC warranty remaining.

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.

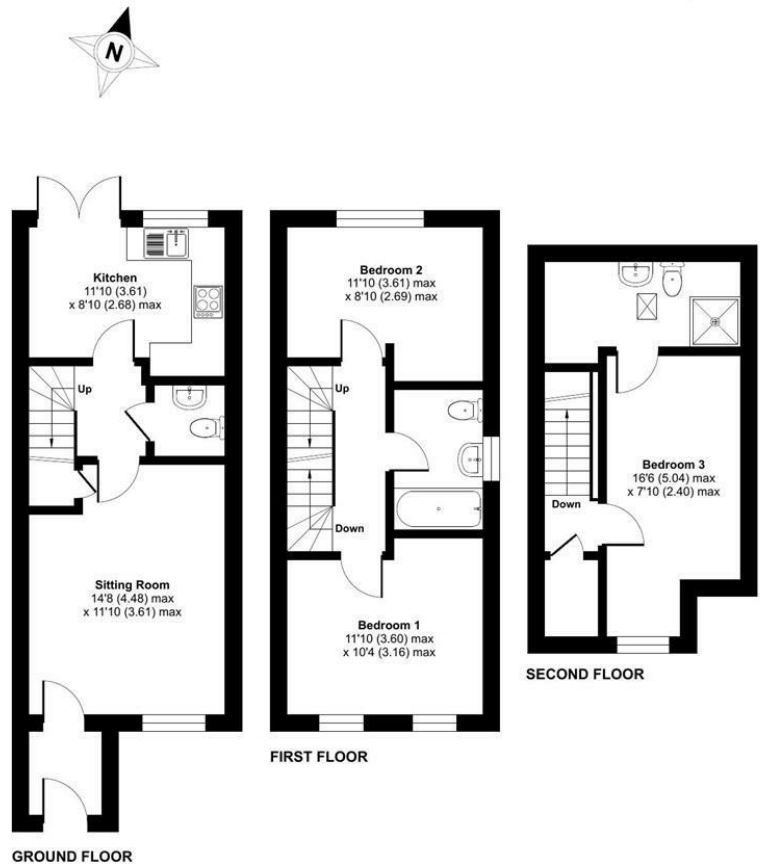
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

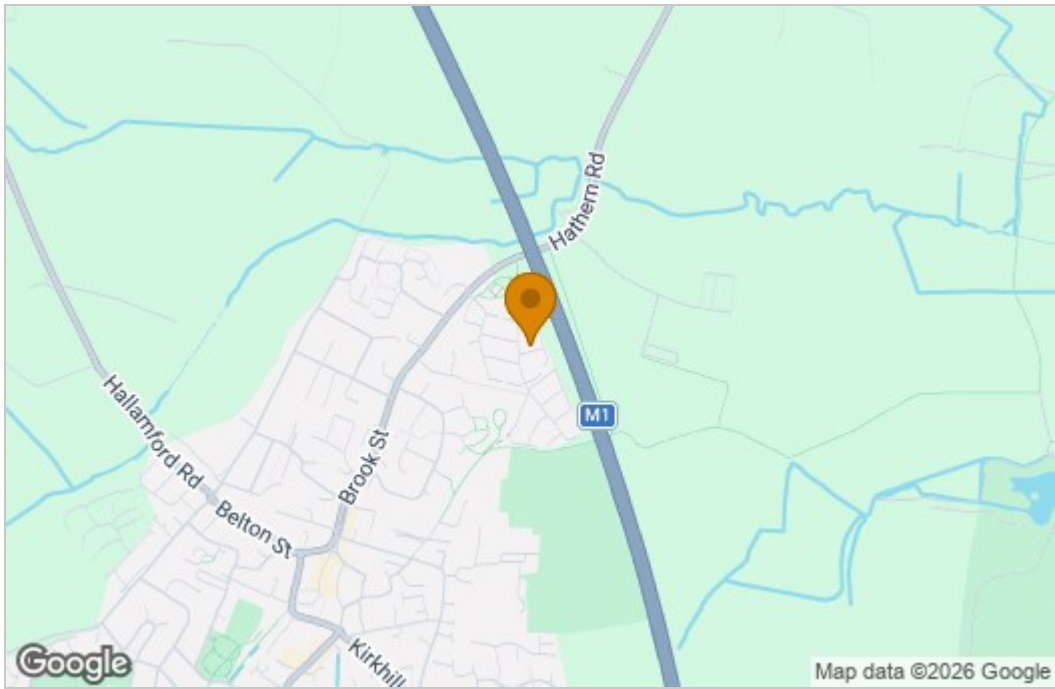
Starling Close, Shepshed, Loughborough, LE12

Approximate Area = 927 sq ft / 86.1 sq m
For identification only - Not to scale

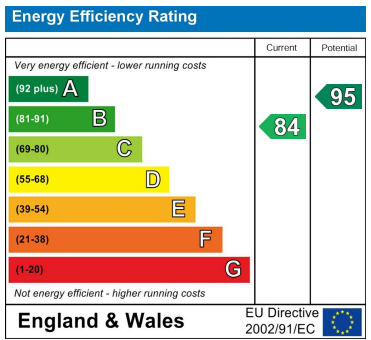


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Holders. REF: 1535273

Area Map



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.

1 Field Street, Shepshed, LE12 9AL
Tel: 01509n 451100 Email: hello@holdersestateagents.co.uk