

Holderr

A Modern Estate Agent



16 Church Street, Loughborough, LE12 9RH

£200,000

A charming and deceptively spacious two-bedroom home in the heart of Shepshed, offering versatile accommodation including a bright additional office/study space and characterful reception rooms. Externally, the property benefits from a private rear garden with patio, gravelled seating area and lawns, whilst being conveniently placed for local amenities, schools and transport links.

Summary

Situated in the heart of Shepshed, this charming and deceptively spacious two-bedroom home offers well-proportioned accommodation arranged over two floors, together with a versatile additional level accessed from the second bedroom. Combining traditional character with a practical layout and attractive outside space, the property would make an excellent choice for first-time buyers, couples or those seeking a home with useful work-from-home accommodation.

The property is approached via a gravelled frontage enclosed by a hedge, with a side pathway providing access through to the rear. The front entrance opens into the welcoming lounge, which enjoys a pleasant front aspect and provides access through to a separate snug. The snug features an attractive fireplace, useful storage cupboard and staircase rising to the first floor, whilst also providing access into the kitchen.

The galley-style kitchen is fitted with a range of cream shaker-style units, providing a practical and characterful workspace. To the rear of the property is a particularly light and inviting dining room, benefiting from dual aspect windows and a door opening directly onto the rear garden, creating a pleasant setting for both everyday dining and entertaining.

To the first floor are two well-proportioned double bedrooms, with the second bedroom offering access via steps to a further floor. This additional space, enhanced by skylights, provides a versatile and naturally bright area ideally suited to use as a home office, study or creative space. Completing the first floor is a well-sized family bathroom positioned to the rear of the property.

Outside, the rear garden offers a good degree of versatility, beginning with an adjoining patio area ideal for outdoor dining, with steps leading up to a gravelled seating and entertaining area. The garden is further complemented by areas of lawn, creating an attractive and adaptable outdoor space.

Conveniently positioned for the amenities and facilities of Shepshed, the property is well placed for access to local shops, schools, leisure facilities and transport links, whilst the nearby M1 motorway provides excellent connections towards Leicester, Nottingham and the wider East Midlands. A viewing is highly recommended to appreciate the character, versatile accommodation and appealing garden this property has to offer.

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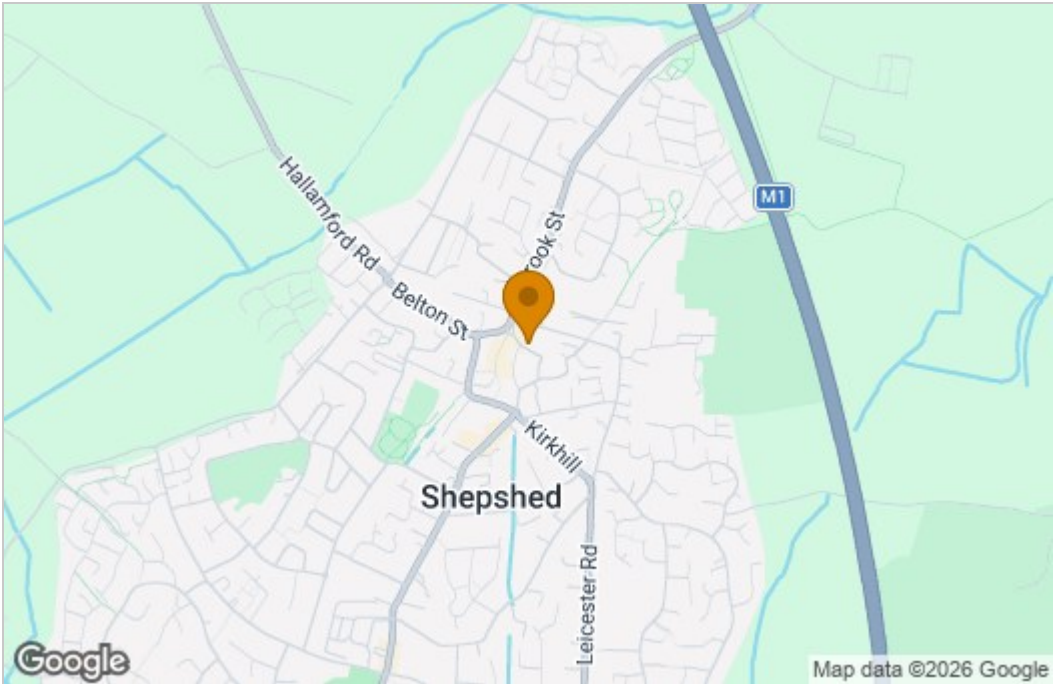
Extra Information

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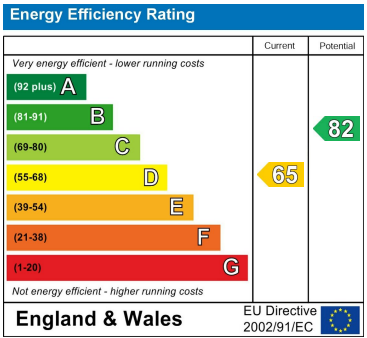
Floor Plan



Area Map



Energy Efficiency Graph



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