



Smiths  
your property experts

# Ring Fence

## Shepshed

- Beautifully updated Victorian terrace
- Set back behind low-maintenance front gardens
- Light-filled and spacious sitting room
- Conservatory/garden room with direct garden access
- Lovely, fitted kitchen and a useful store cupboard
- Two good-sized bedrooms and a family bathroom
- Private landscaped rear gardens and a secure shed
- Within easy access of the town centre and the M1



## General Description

Smiths Property Experts offer to the market this beautifully updated two-bedroom Victorian terraced home set on the mature Ring Fence in the market town of Shepshed.

The location offers easy access to the town centre, open countryside, and the M1 motorway junction, as well as plentiful on-road parking up and down the street. The current owner has lovingly updated the property, and it is now in excellent general condition for a property of its type, and is ready to move into.





## The Property

Lovingly maintained and upgraded by the current seller, the property is gas centrally heated and UPVC double-glazed throughout. There are also fitted shutters to the front elevation and a replaced composite front door. The accommodation is beautifully presented, extending across two floors to approximately 677 square feet.

Expect to find in brief a sitting room, a kitchen/diner, a large store cupboard, and a conservatory/garden room downstairs, leading out onto private and landscaped lawned gardens. To the first floor are two bedrooms, both capable of accepting a double bed, and a beautiful family bathroom.

## The Outside

The property is set back behind a low-maintenance front garden and a low-level wall, and to the rear are private landscaped lawned gardens, boasting plenty of afternoon sun. There is an ideal entertaining spot to the immediate rear of the property, laid to patio and gravel, and a secure shed at the bottom of the garden.





## Location

Shepshed is a market town with a variety of local amenities and has convenient access to nearby Loughborough. The property is situated just one mile from Junction 23 of the M1 motorway, which provides easy access to Leicester, Nottingham, and Derby. Additionally, East Midlands Airport is located in proximity.

## Property Information

EPC Rating: D.

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 : 711 sq.ft. (66.0 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](mailto:sales@smithspropertyexperts.com)

[smithspropertyexperts.com](http://smithspropertyexperts.com)



