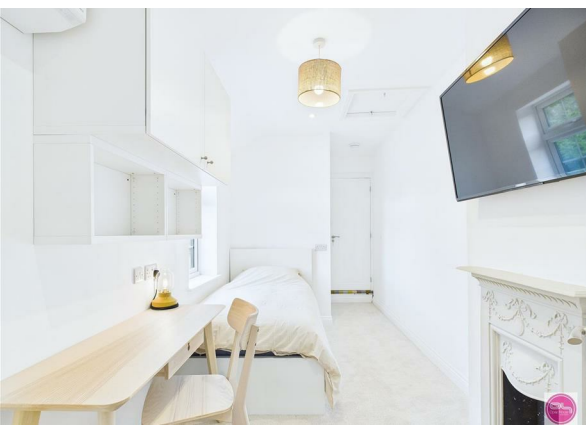
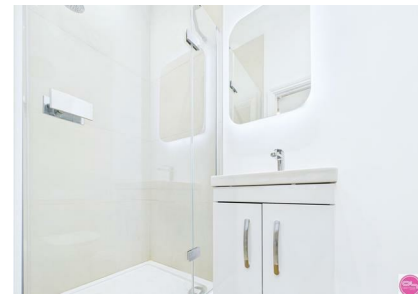
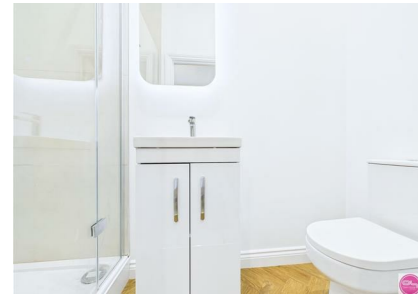


**Room 3, Charnwood Road, Shepshed, LE12 9NR**  
**£700 Per Month**  
**Council Tax Band: Exempt**



This exceptional, high-spec house share on Charnwood Road, Shepshed, offers a unique combination of luxury living, eco-friendly features, and everyday convenience. Every detail has been considered to deliver comfort, style, and practicality – from independently air-conditioned rooms and premium entertainment packages to on-site parking and thoughtfully designed communal spaces. Perfectly positioned close to amenities, and excellent transport links, this property is ideal for professionals seeking a quality home in a vibrant, well-connected market town.



Open House Burton & Swadlincote



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   | 81                                                                                                            | 87        |
| (69-80) C                                   |                                                                                                               |           |
| (55-68) D                                   |                                                                                                               |           |
| (39-54) E                                   |                                                                                                               |           |
| (21-38) F                                   |                                                                                                               |           |
| (1-20) G                                    |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |