



Starling Close, Shepshed

welcome to

Starling Close, Shepshed

Modern three-bedroom detached home with owned solar panels and 5KW battery storage, LED lighting, CCTV and a generous wrap around garden! Built in 2019 this home offers remaining NHBC warranty.

Entrance

A welcoming hallway providing access to the living room, kitchen diner, wc and staircase to the first floor.

Living Room

18' 6" x 10' 2" (5.64m x 3.10m)

A generous and inviting living area featuring a wide front-facing window and French doors opening onto the rear garden. Finished with newly fitted laminate flooring and a radiator.

Kitchen Diner

18' 6" x 9' 5" (5.64m x 2.87m)

A contemporary open-plan kitchen and dining space fitted with sleek high-gloss units, wooden-style worktops and a newly fitted gas hob with extractor. The kitchen offers excellent storage, attractive teal splashbacks, integrated dishwasher and fridge freezer. Dual aspect windows to the front and rear, access through to the utility.

Utility Room

5' 10" x 5' 8" (1.78m x 1.73m)

A practical utility space with further cabinetry, worktops, houses the boiler and upvc door leading out to the rear garden.

Ground Floor Wc

A stylish cloakroom featuring decorative wallpaper, WC, wash basin and a radiator.

Bedroom One

18' 6" x 10' 5" (5.64m x 3.17m)

A master bedroom with upvc window to the front, carpeted flooring, radiator and access to the ensuite.

En Suite

Modern shower room with corner shower enclosure, WC, wash basin and window for ventilation.

Bedroom Two

10' 8" x 9' 2" (3.25m x 2.79m)

Bedroom two offers dual aspect with double glazed windows to the front and side, carpeted flooring and a radiator.

Bedroom Three

9' 2" x 7' 7" (2.79m x 2.31m)

Bedroom three offers a double-glazed window to the side, carpeted flooring and a radiator.

Family Bathroom

A well-presented bathroom featuring a modern three-piece suite including bath with overhead shower, WC and pedestal basin. Finished with contemporary tiling and a blend of soft blue and neutral tones.



Outside

The property boasts a private and low-maintenance rear garden with artificial lawn, decking and patio, side gate providing access to the extended garden. To the front the property is fully enclosed by fencing, offering privacy and safety. A garage with a single parking space and EV charge point and three off-road parking to the rear further enhance the appeal.



view this property online williamhbrown.co.uk/Property/LBH115742



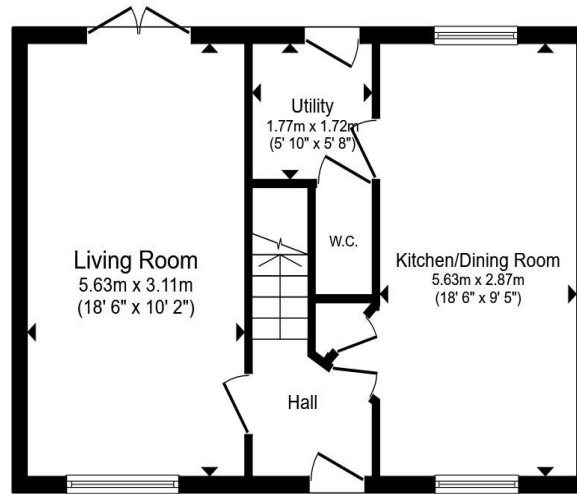
welcome to

Starling Close, Shepshed

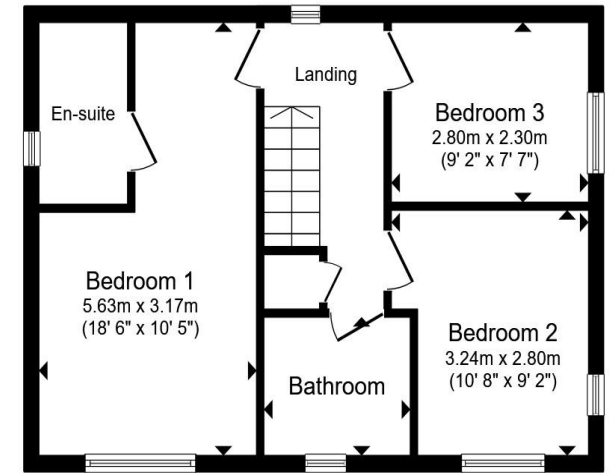
- Detached corner plot
- Contemporary open-plan kitchen/dining room
- Separate utility room
- CCTV and Solar panels
- Master bedroom with en-suite shower room

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers over
£308,700



Ground Floor



First Floor

Total floor area 88.3 m² (951 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/LBH115742



Property Ref:
LBH115742 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk