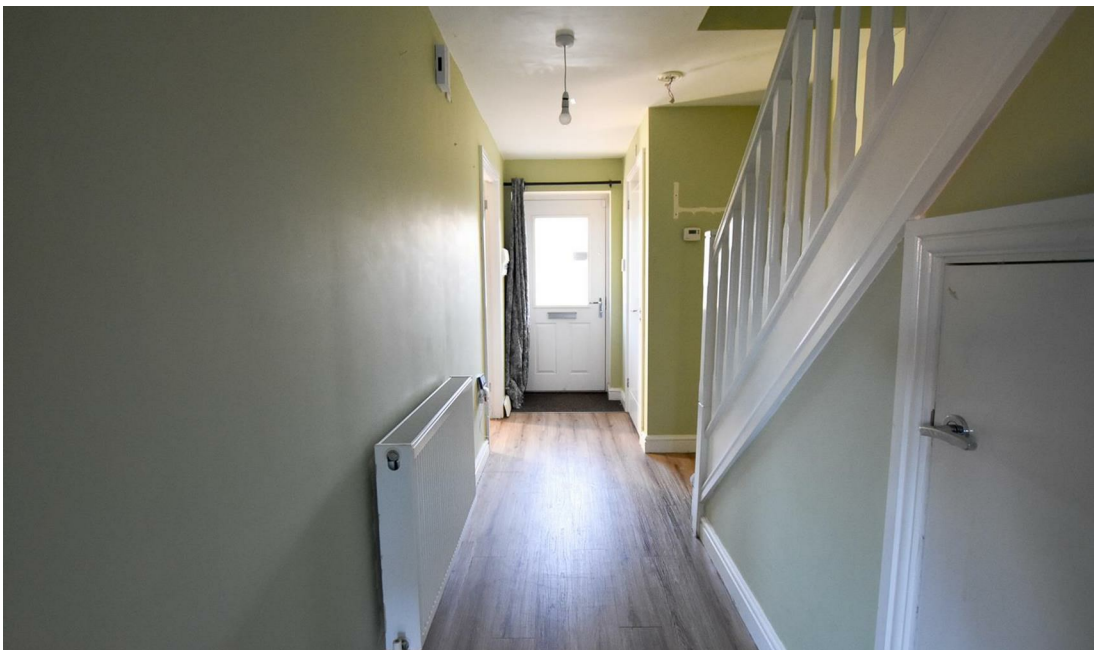




Primrose Close, Shepshed, Loughborough,

LE12 3  1  1  





- THREE BEDROOM SEMI DETACHED HOME
- GARAGE
- EN-SUITE TO BEDROOM ONE
- NO UPWARD CHAIN
- SITUATED IN CUL-DE-SAC
- OFF ROAD PARKING
- DOWNSTAIRS W/C

NO UPWARD CHAIN

SellMyHome are proud to present to market this well-presented three-bedroom semi-detached home, located on Primrose Close in the popular town of Shepshed, Loughborough, LE12.

This modern property offers spacious accommodation across two floors, making it an excellent choice for families, first-time buyers, or professionals alike.

The ground floor comprises a welcoming entrance hall, a bright and airy living room, a contemporary kitchen/dining room ideal for entertaining, and a convenient downstairs W/C.

Upstairs, the home features three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property enjoys a private rear garden, a garage, and off-road parking.

Situated in a desirable residential location, the home is within easy reach of local schools, shops, and amenities, as well as excellent road and transport links into Loughborough, Leicester, and beyond.

Early viewing is highly recommended to fully appreciate all that this home has to offer.



Price: £260,000





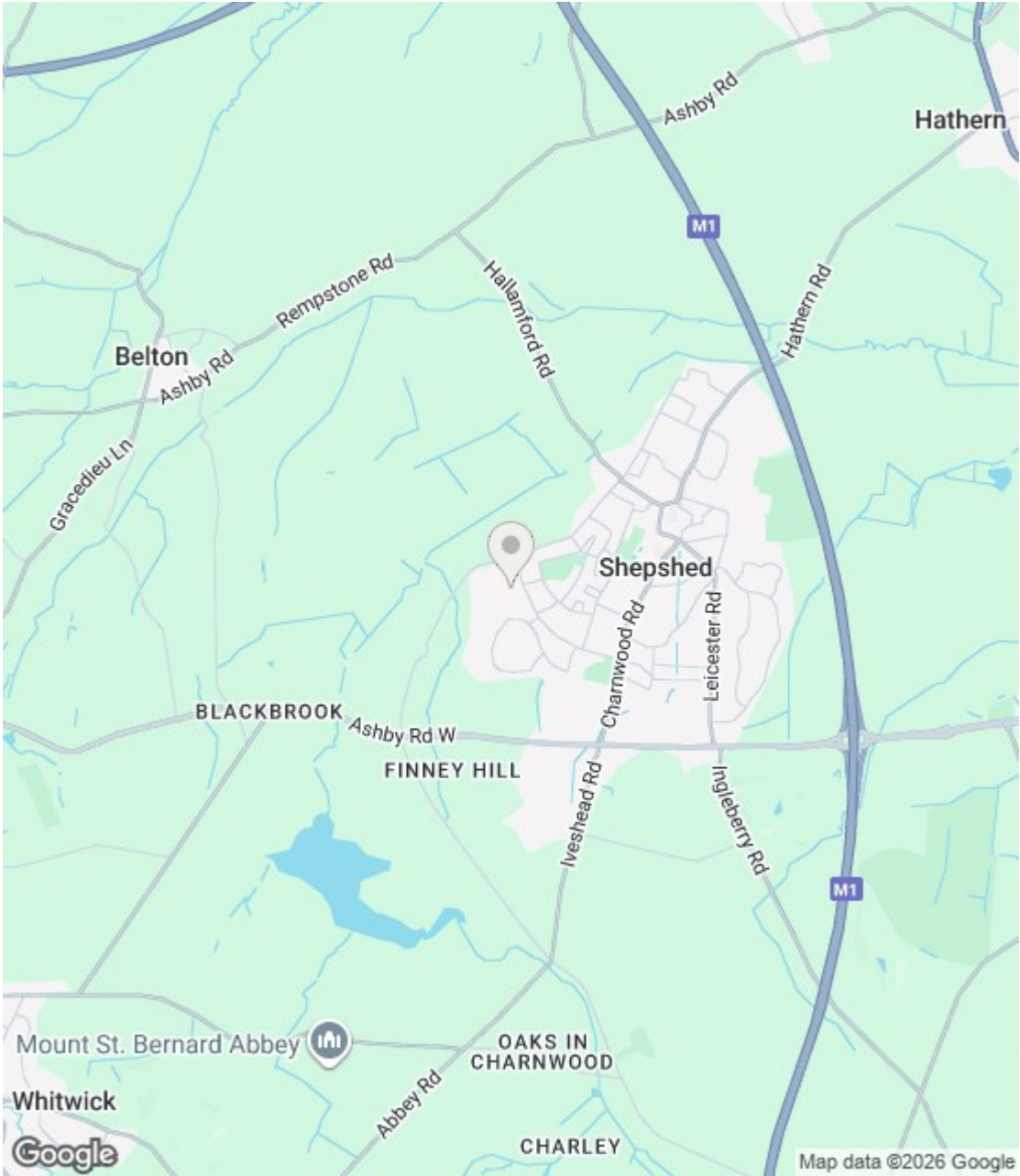


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

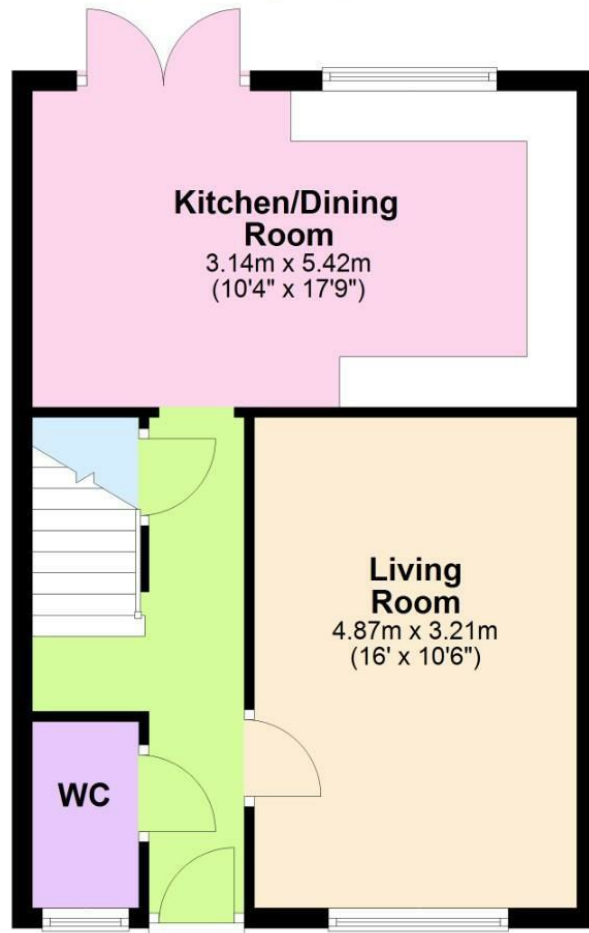
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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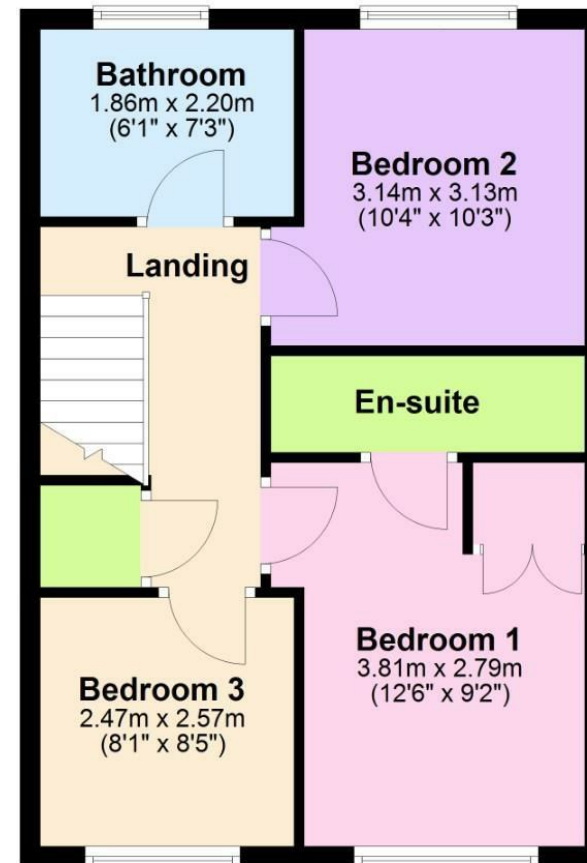
Ground Floor

Approx. 44.0 sq. metres (473.1 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 87.6 sq. metres (942.6 sq. feet)

(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 description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. 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) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) 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. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) 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. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) 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. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.