



Smiths
your property experts

Starling Close

Shepshed

- Superbly presented detached family home
- Set on a generous plot at the end of a cul-de-sac
- Spacious kitchen/diner and a useful utility
- Light-filled sitting room with direct garden access
- Three good-sized bedrooms and two bathrooms
- Private driveway, a garage and an EV charger
- Built-in solar panels which reduce energy costs
- Low-maintenance rear gardens and a raised deck

General Description

Smiths Property Experts are delighted to bring to the market this superbly presented detached family home. Being sold with its remaining NHBC warranty and occupying a lovely end-of-cul-de-sac position. The property benefits from solar panels with battery storage, an EV charging point, and improved gardens with some replaced fencing.

The house is naturally light, with a south-westerly orientation, and has three well-proportioned bedrooms, an ensuite, and a main bathroom. With a larger-than-average plot, a driveway and garage.





The Property

This super home benefits from uPVC double glazing, gas central heating and a CCTV security system. The accommodation is entered via a front door into a welcoming hallway, with stairs off to the first floor and doors to all rooms. The spacious kitchen/diner has clearly defined areas. The kitchen has a range of base and wall units, an integrated fridge and freezer, a gas hob with extractor and electric oven. The utility room has an integrated washing machine, and there is a ground floor WC. The sitting room has a dual aspect, with a window to the front and French doors that open onto the rear garden.

The first floor landing has an airing cupboard for storage, and gives way to three well-proportioned bedrooms. The main bedroom has an ensuite shower room with a double shower cubicle, and the main bathroom has a modern three-piece suite including a bath with a shower over.

The Outside

Externally, the property occupies a spacious plot, with fencing to the side to maximise its privacy. The plot has a south-westerly orientation to make the most of the afternoon and evening sun. Set back from a lawned front garden with side-gated access. The rear garden is much improved, with a patio terrace, an artificial lawn for ease of maintenance, and a raised deck. There is a driveway for parking with an EV charger, and the garage is directly to the rear.





The Location

The property is situated at the end of a cul-de-sac in Shepshed within the catchment area for excellent local schools. The M1 motorway junction is easily accessible, making the location ideal for commuters, and the towns and cities of Loughborough, Leicester, Nottingham, and Ashby-de-la-Zouch are conveniently reachable. There is an array of amenities, including a doctor's surgery, several supermarkets, pubs, and an established High Street. Just three miles away lies the beautiful Charnwood Forest.

Property Information

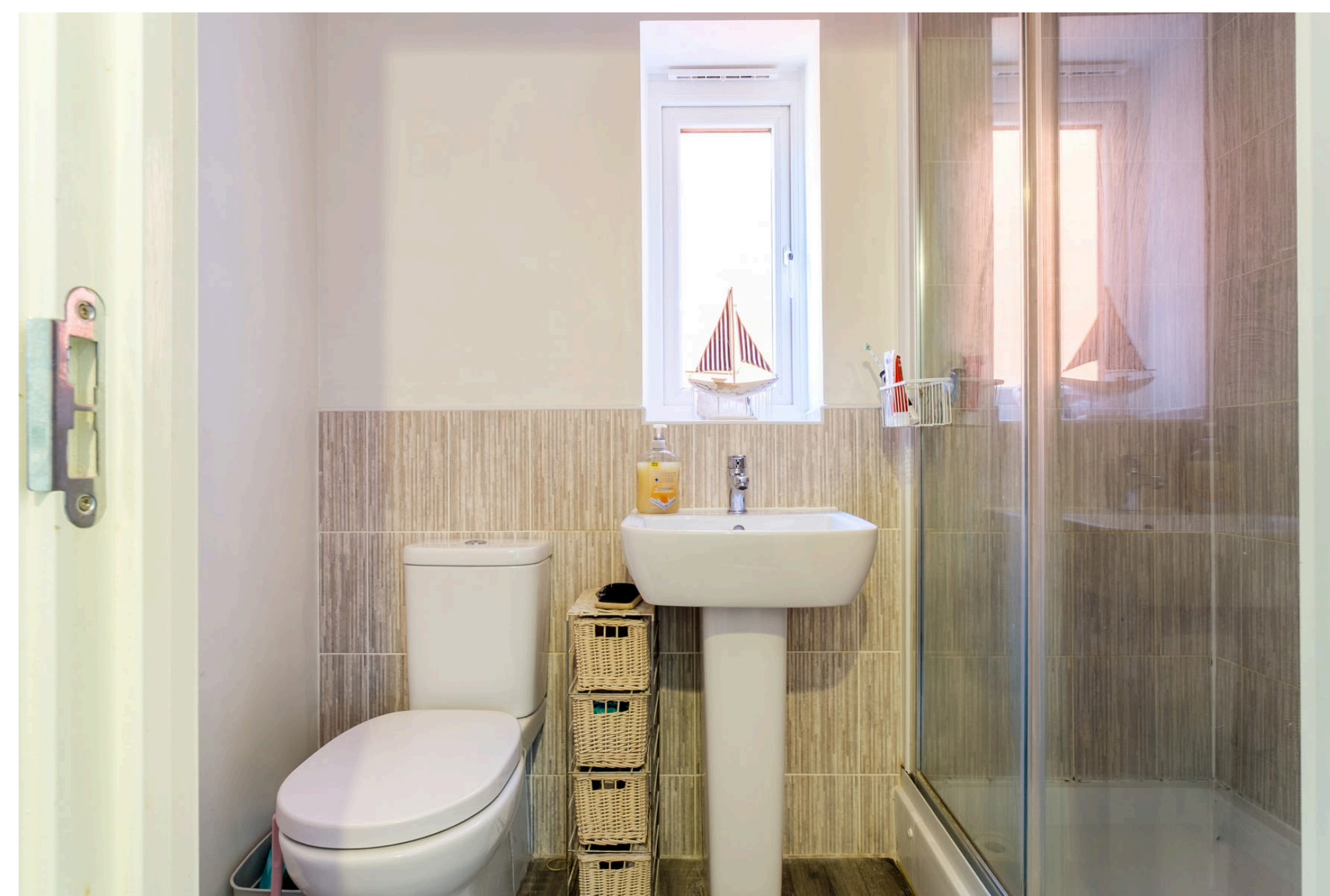
EPC Rating: B.

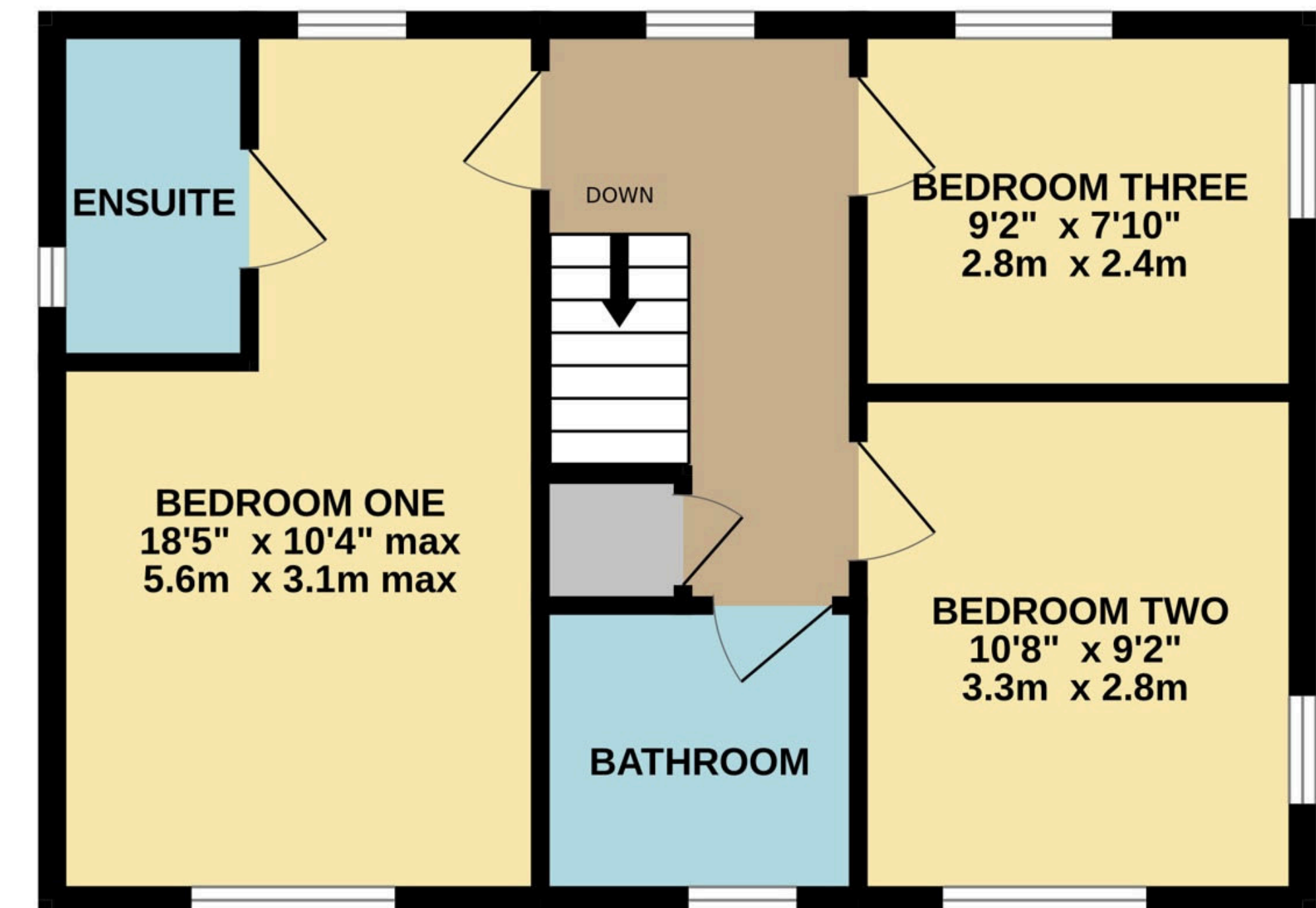
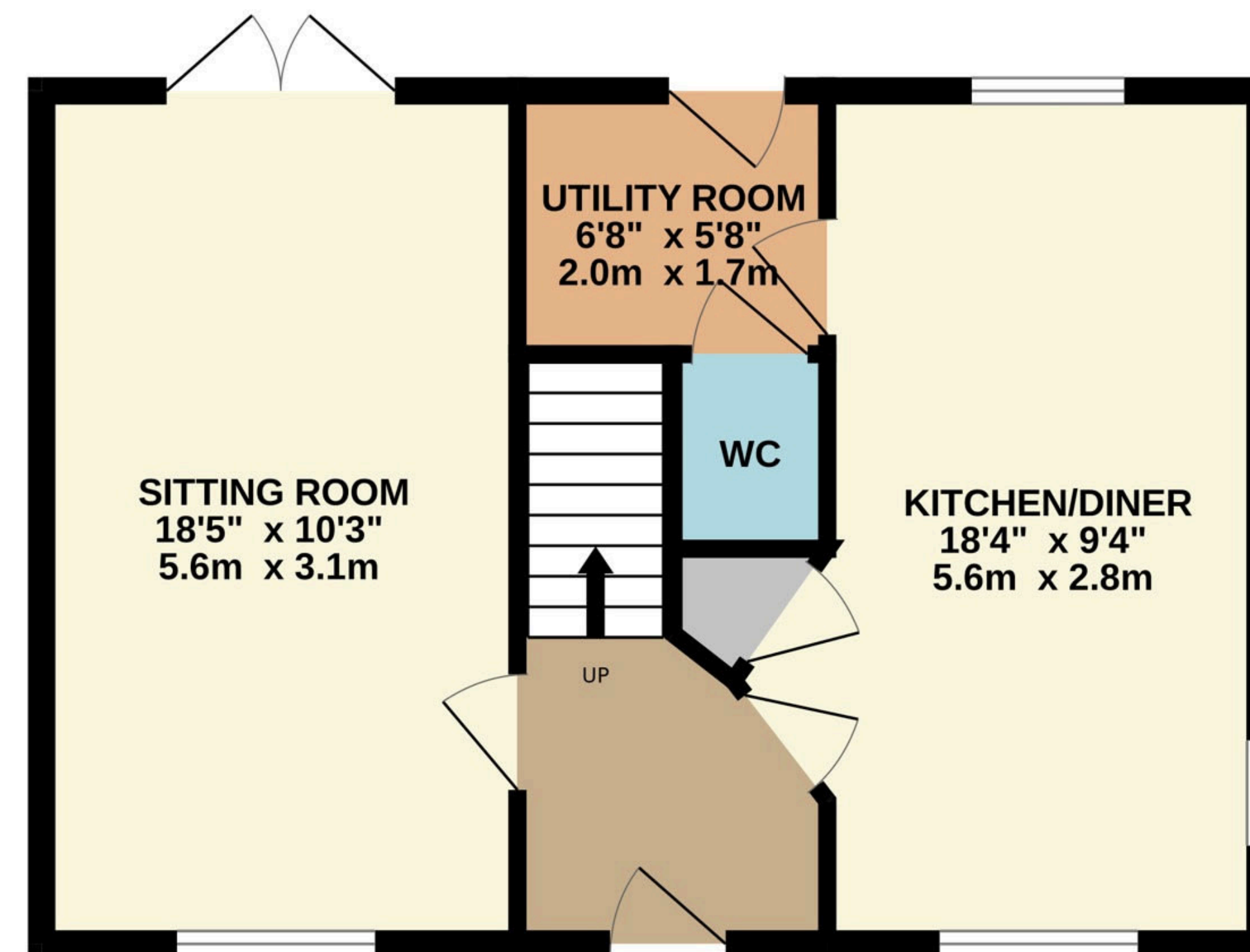
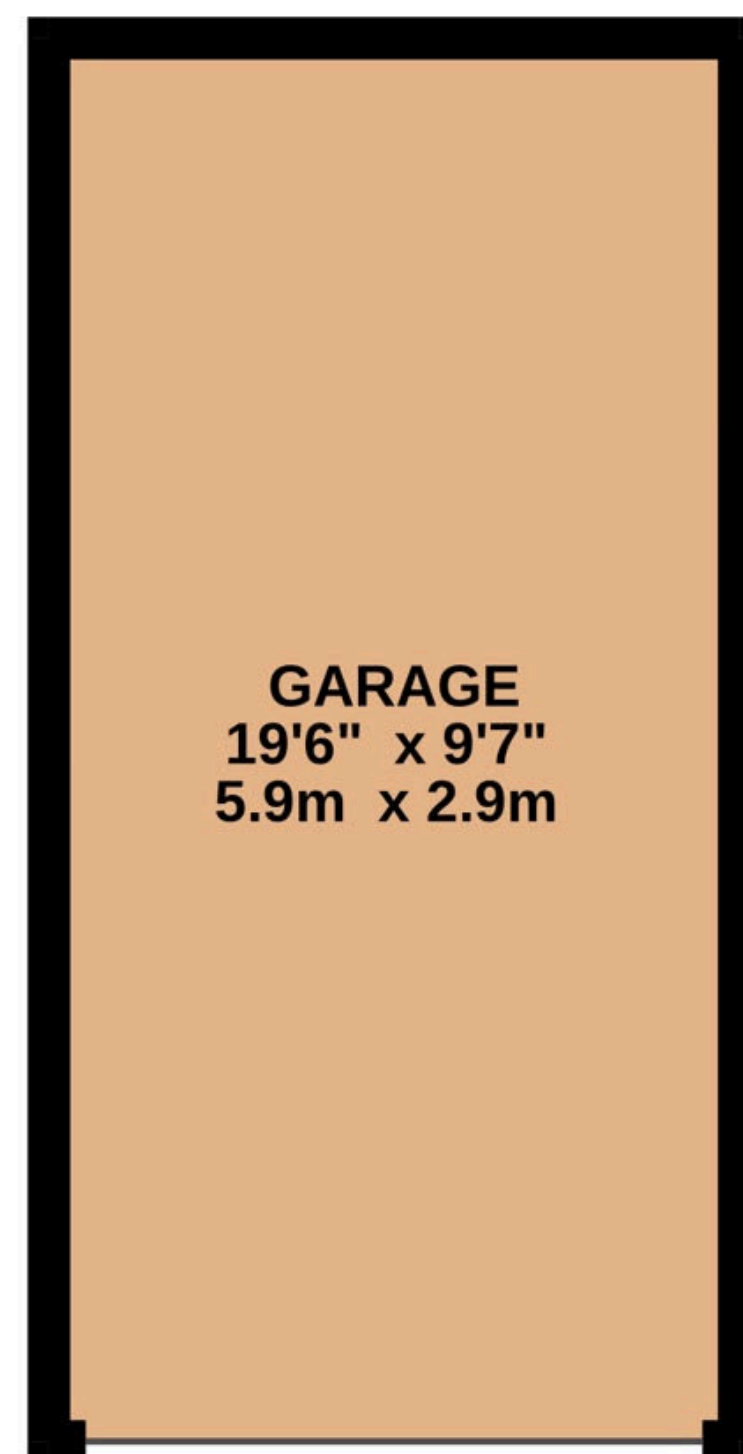
Tenure: Freehold. Council Tax Band: D.

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 : 1154 sq.ft. (107.2 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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