

Property details approval form

263 Fairway Road South, Shepshed, LOUGHBOROUGH, Leicestershire, England, LE12 9HA

Date: 30 March 2026

Property Ref and Version: LTR325890 - 0003

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£300,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Two bedroom detached bungalow
- > Bright and spacious lounge
- > En-suite to both bedrooms and additional family bathroom
- > Boarded Loft
- > Driveway parking to the front
- > Popular residential location in Shepshed, Close to schools, shops, parks, and M1 (J23)
- > Excellent commuter access
- > Viewing is highly recommended

○ Short Description

Connells are pleased to present this well-presented two-bedroom detached bungalow in a popular Shepshed location, offering a bright lounge and modern kitchen. The property benefits from driveway parking to the front, a family bathroom, and spacious, en-suite bedrooms.

○ Long Description

A beautifully presented family home set in a popular residential area of Shepshed, offering generous living space, modern interiors, and a private rear garden. Perfect for first-time buyers, growing families, or anyone seeking a well-connected yet peaceful location.

Set along the desirable Fairway Road South, this attractive detached bungalow offers a fantastic blend of comfort, practicality, and modern living. The home has been thoughtfully maintained and is ready for its next owners to move straight in.

The ground floor features a welcoming entrance hall leading into a bright, airy lounge—perfect for relaxing or hosting guests, fitted kitchen with a bright and practical space designed for modern family living two generous sized en-suite bedrooms and family bathroom.

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The front of the property includes a driveway with space for multiple vehicles.

Shepshed is a thriving community with excellent local amenities, including highly rated primary and secondary schools, local shops, cafés, and supermarkets, easy access to M1 (J23) for commuting, close proximity to Loughborough, Leicester, and East Midlands Airport.

Early viewing is strongly recommended to appreciate the space, condition, and potential this home offers.

○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

The property opens into a bright and welcoming entrance hall, offering an immediate sense of space and warmth. The hallway provides access to the main living areas and features practical flooring suited to busy family life. There is ample room for coats, shoes, and everyday essentials, making this a functional and inviting introduction to the home.

Living Room

The lounge is a bright and comfortable living space positioned at the front of the property, benefits from double glazed window, radiator and is neutrally decorated. The room provides generous floor space for a variety of furniture arrangements

Kitchen

Fitted with a range of modern wall and base units with ample worktop space, built in oven, hob and extractor fan, part tiled walls, practical flooring for easy cleaning, stainless steel sink unit and double glazed window overlooking the front

Bedroom One

Having double glazed window to the rear, radiator and door leading to the en-suite

En-Suite

Having low level WC and wash hand basin

Bedroom Two

A generously sized double bedroom positioned at the rear of the property and benefits from double glazed window, radiator and door leading to the en-suite

En-Suite

Comprising low level WC and wash hand basin

Bathroom

It features a contemporary three-piece suite including a panelled bath with shower over, low level WC and wash hand basin, part tiled walls, two double glazed windows and heated towel rail

Outside

The property enjoys a generous and well-maintained plot, offering attractive outdoor space to the front and rear. At the front, a private driveway provides convenient off-road parking for multiple vehicles, with a neat frontage that enhances the home's kerb appeal.

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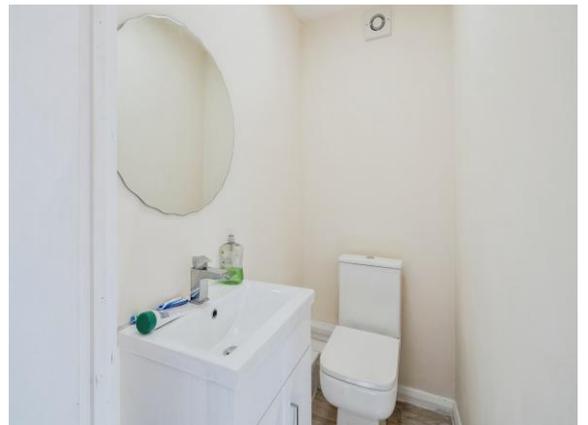
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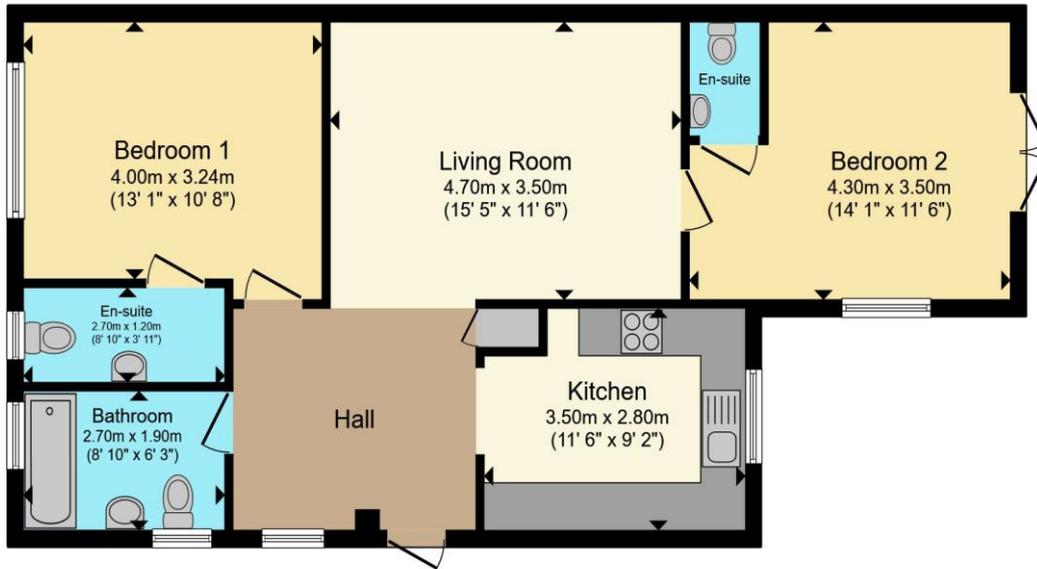
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○ Floor Plan



Total floor area 74.2 m² (799 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

Connells

○ Approval

Signature

Date

	Signature	Date
Guy Lock		
Mr A. Pasam		