

Holdern

A Modern Estate Agent



9 Newark Close, Shepshed, LE12 9PJ

£305,000

Situated in a quiet cul-de-sac within the popular town of Shepshed, this well-proportioned three-bedroom detached home offers spacious and versatile accommodation. Benefiting from a generous living room, separate dining room, fitted kitchen, private gardens and excellent access to local amenities and transport links, the property presents a fantastic opportunity to create a wonderful long-term home. NO UPWARD CHAIN.

Summary

Situated within a quiet cul-de-sac in the popular market town of Shepshed, this attractive three-bedroom detached home presents an excellent opportunity for growing families and those seeking well-balanced accommodation in a convenient residential setting. Offering spacious interiors across two floors, the property combines comfortable everyday living with excellent potential to personalise and make your own.

The property is entered via a uPVC front door into an enclosed porch, which in turn leads through to the welcoming entrance hallway. To the right is a cosy snug, providing a versatile reception space ideal for relaxing, reading or use as a home office, while to the left is a spacious living room, offering an inviting setting for everyday family life and entertaining. Continuing through the ground floor, the dining room provides an excellent space for family meals and formal occasions, with the fitted kitchen positioned to the rear of the property, offering a practical layout overlooking the garden. A useful ground floor cloakroom completes the accommodation on this level.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles with built-in storage, alongside a comfortable single bedroom that is equally suited as a nursery, home office or dressing room. The family bathroom is fitted with a three-piece suite and serves all bedrooms from the central landing.

Outside, the property benefits from private gardens, providing an excellent space for outdoor dining, entertaining or family enjoyment as well as off road parking and single garage.

Newark Close is a well-established residential location, ideally positioned within easy reach of Shepshed's wide range of local amenities, including shops, supermarkets, schools and leisure facilities. Excellent transport links via the M1 motorway and nearby A512 provide convenient access to Loughborough, Leicester, Nottingham and Derby, making this an ideal location for commuters.

Offering spacious accommodation, a desirable cul-de-sac position and excellent potential, this is a fantastic opportunity to acquire a well-proportioned family home in one of Shepshed's most convenient residential locations.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

▼ Ground Floor

TOTAL AREA: 535.29 sq ft • LIVING AREA: 535.29 sq ft •

▼ 1st Floor

TOTAL AREA: 423.18 sq ft • LIVING AREA: 423.18 sq ft •

Holders

LOCATION
Newark, NJ

DETAILS
Total area: 958.47 sq ft
Living area: 958.47 sq ft
Floors: 2

Ground Floor

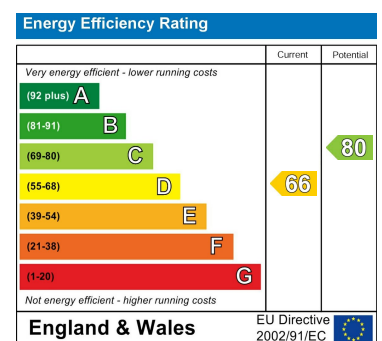
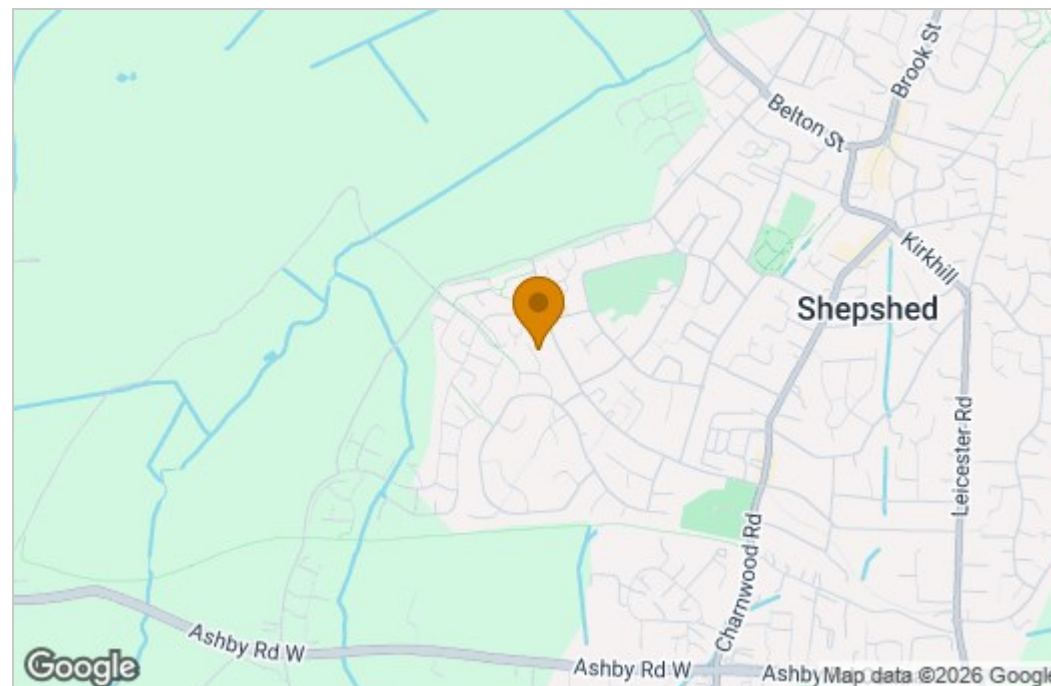
- Living Room: 191.02 sq ft, 11' 5" x 19' 5"
- Dining Room: 90.56 sq ft, 9' x 10'
- Kitchen: 71.15 sq ft, 9' x 11'
- Snug: 9.11 x 9.41
- Hallway: 56.84 sq ft, 6' x 9' 6"
- Toilet: 41.03 sq ft, 6' x 7'
- Staircase

1st Floor

- Bedroom: 124.40 sq ft, 12' 1" x 12' 1"
- Bedroom: 109.23 sq ft, 11' 7" x 11' 8"
- Bedroom: 61.13 sq ft, 8' 5" x 7' 3"
- Bathroom: 48.10 sq ft, 8' 7" x 6' 5"
- Hallway: 55.42 sq ft, 10' 2" x 7' 10"
- Closets

FLOORPLAN

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SINCERDA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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