# Holders

A Modern Estate Agent

## Plot 10 Blackbrook Meadow Oakley Road, Shepshed, LE12 9AX

## Offers over £250,000

A stylish and well-presented three-bedroom home set within the sought-after Thimble Mill Close development, offering modern open-plan living and excellent family space. With a private rear garden and off-road parking, this property is perfect for first-time buyers and growing families alike.

**Summary**
To the first floor, the landing leads to three bedrooms, including a principal bedroom with the benefit of an en-suite shower room. There are two further well-proportioned bedrooms, along with a family bathroom fitted with a modern three-piece suite. Additional storage and loft access are also available from the landing.

Externally, the property benefits from gardens to both the front and rear, with the rear garden providing a private outdoor space. A driveway offers off-road parking.

This well-presented home combines modern living with practical design, set within a desirable residential location.

(Estate Management Fee £35p/m)

**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.

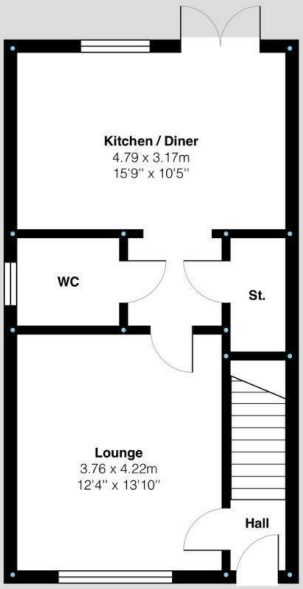
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

# Floor Plan

Ground Floor:




Thimble Mill Close, Shepshed
Internal Square Footage: Approx 928 sq.ft

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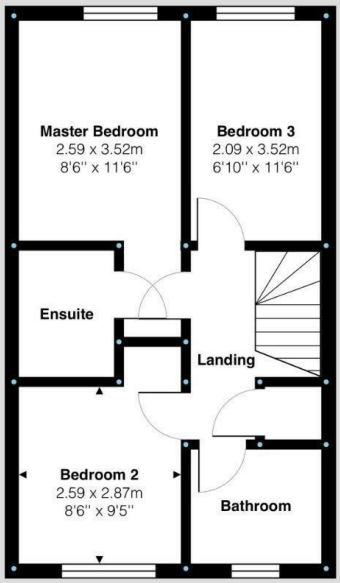
First Floor:

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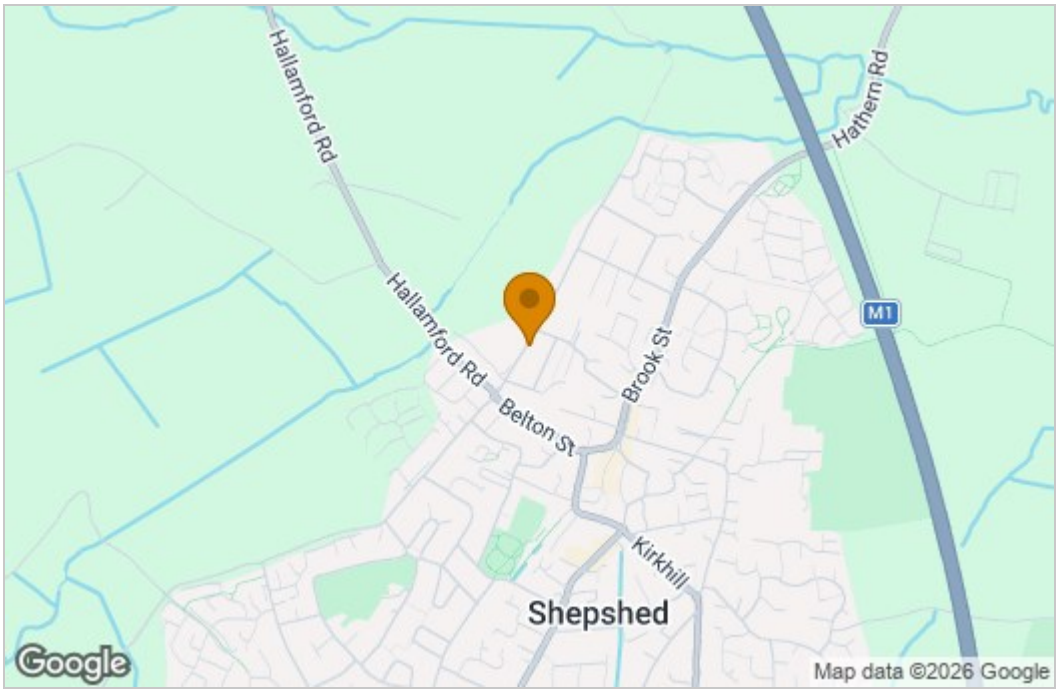
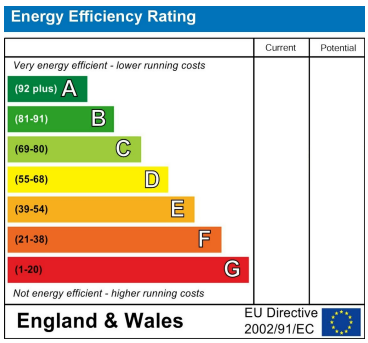
## Area Map




## Energy Efficiency Graph




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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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