



Smiths
your property experts

Purley Rise

Shepshed

- Beautifully maintained detached bungalow
- Situated in a quiet cul-de-sac
- Lovely kitchen with an adjoining breakfast room
- Front-to-back sitting room with a feature fireplace
- Three good-sized bedrooms and a family bathroom
- Double-width driveway and a garage
- Private mature gardens to the rear
- Easy access to Loughborough and the M1 motorway

General Description

Smiths Property Experts offer to the market this beautifully maintained and presented three-bedroom detached bungalow situated in a quiet cul-de-sac.

The property is in a favoured residential area in the Charnwood market town of Shepshed and boasts three reception rooms, three good-sized bedrooms and private mature gardens at the rear.





The Property

This property has been lovingly maintained by the current owner for almost 20 years. It boasts features such as gas central heating and UPVC double-glazed doors and windows throughout. The property has an impressive floor area of approximately 1,180 square feet.

In brief, expect to find an entrance hall leading to three bedrooms, two of which boast ample storage and a family bathroom. There is a front-to-back sitting room with a feature fireplace and direct garden access, a spacious living room, and a fully fitted kitchen with direct garden access. The kitchen has a designated breakfast area, separated by a stud partition wall.

The Outside

The property is set back from the road in a quiet cul-de-sac location and has a double-width driveway to the left-hand side, behind which stands the garage, with power, lighting, and an electrically operable up-and-over door. To the rear are mature gardens full of interest and with a terrace for outdoor dining.





The Location

Shepshed is a market town with a variety of local amenities and convenient access to nearby Loughborough. The property is situated half a mile away from junction 23 of the M1 motorway, allowing for easy access to Leicester, Nottingham, and Derby. Additionally, East Midlands Airport is in close proximity. The town is surrounded by charming villages and scenic walking trails in the nearby Charnwood Forest.

Property Information

EPC Rating: D.

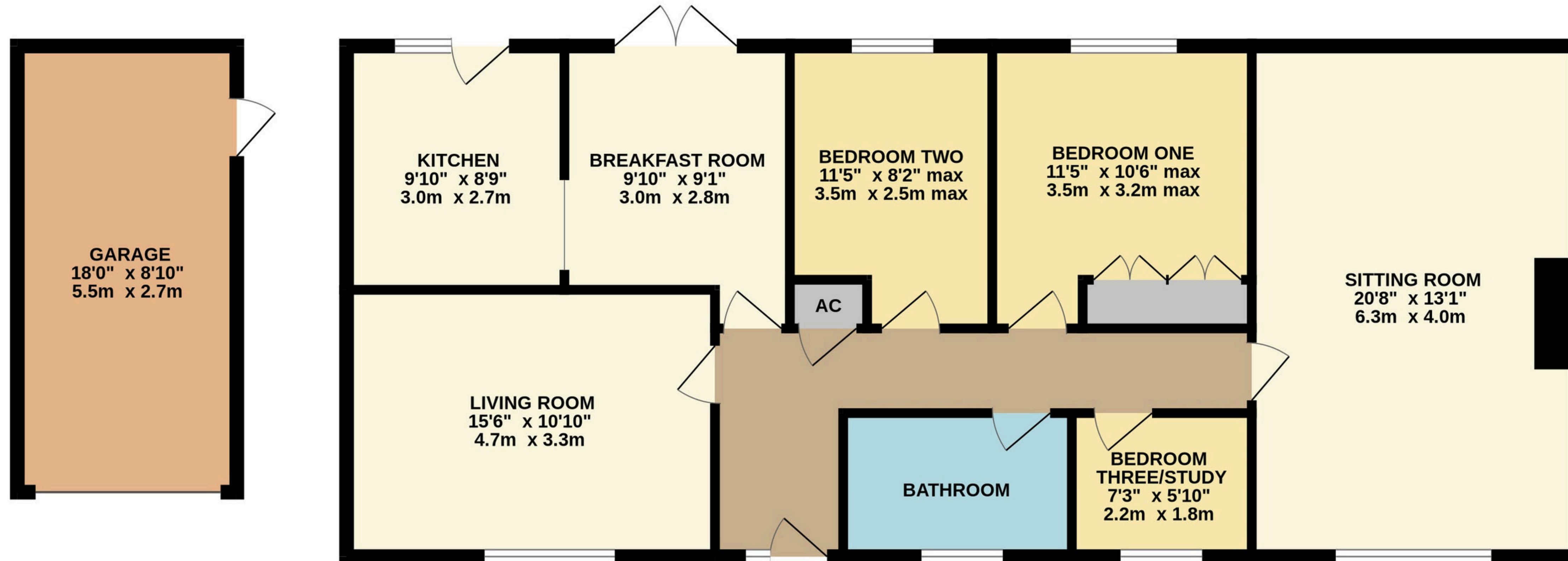
Tenure: Freehold. Council Tax Band: D.

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 : 1176 sq.ft. (109.3 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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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



