

Holderr

A Modern Estate Agent



20 Moorfield Place, Loughborough, LE12 9AW

£299,950

A fantastic opportunity to acquire this stylish and individually designed three-bedroom detached family home, ideally positioned within a quiet cul-de-sac in the heart of Shepshed, offering convenient access to local amenities and reputable schools.

Summary

Beautifully improved by the current owner, the property boasts well-presented and contemporary accommodation throughout. The ground floor comprises a welcoming entrance hall, a modern breakfast kitchen fitted with a range of units and integrated appliances, and an impressive open-plan lounge/diner, perfect for both everyday living and entertaining, with patio doors opening onto the rear garden. A useful downstairs cloakroom and additional storage complete the ground floor.

To the first floor, the landing provides access to three well-proportioned bedrooms, including a generous principal bedroom benefitting from a stylish en-suite shower room. The remaining bedrooms are served by a modern re-fitted family bathroom, finished to a high standard.

Externally, the property enjoys a driveway providing off-road parking and access to a larger-than-average integral garage, offering excellent storage or further potential. To the rear, the beautifully re-landscaped garden creates a private and enclosed outdoor space, featuring patio seating areas, a well-maintained lawn, raised sections, and a composite decked area. There is also a composite-clad shed and an outdoor bar, making it an ideal setting for entertaining.

Further benefits include uPVC double glazing throughout and a recently installed boiler in 2025, enhancing both comfort and efficiency.

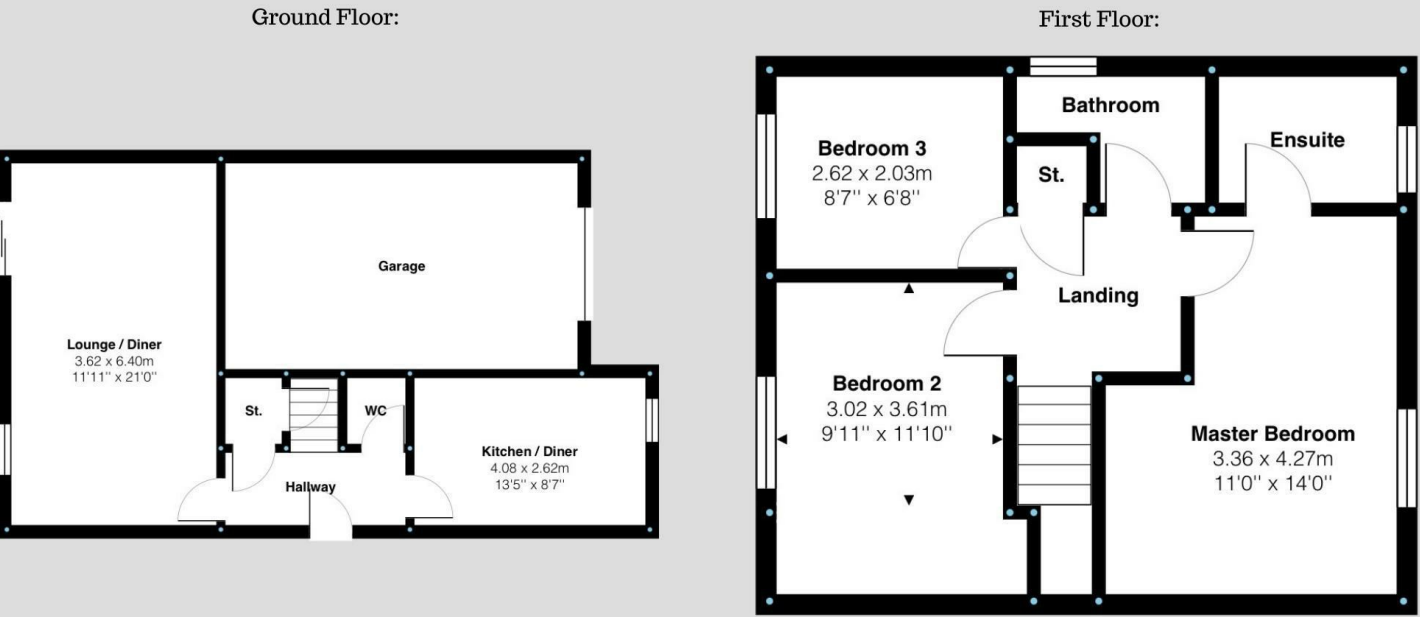
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3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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Extra Information

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



Moorfield Place, Loughborough
Internal Square Footage: Approx 936 sq.ft

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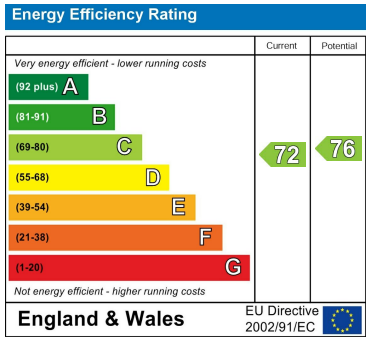
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Area Map



Energy Efficiency Graph



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