

A Modern Estate Agent



Shepshed, Loughborough, LE12 9QN

£195,000



68 The Meadows

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Summary

Introducing an excellent chance to purchase this beautifully updated two double bedroom townhouse situated in the sought-after area of Shepshed.

This delightful property is ideal for first-time buyers, small families, or investors alike.

As you step inside, you are welcomed by an inviting entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining.

The modern kitchen diner is thoughtfully designed, featuring a variety of wall and base units along with under-counter space and plumbing for appliances, there is also a door to the rear taking you straight out to a patio area and garden beyond.

On the upper floor, you will discover two generously proportioned double bedrooms, each providing ample natural light and comfortable living space.

Completing the upstairs layout is a contemporary family bathroom, fitted with a stylish suite that has been fully modernized to meet current standards.

Outside, the property features a convenient driveway at the front, offering off-road parking for your vehicles.

The private rear garden is enhanced by fencing that provides both privacy and security—ideal for outdoor gatherings, gardening, or simply relaxing after a long day. There is a large decked area at the

back of the garden with a summer house that also benefits from lighting and power.

Located in an established non-estate area, this home offers quick access to a variety of village amenities, ensuring you have everything you need within easy reach. Furthermore, the M1 Motorway Network at Junction 23 is conveniently close, facilitating smooth commutes or weekend getaways, while East Midlands Airport is also just a short drive away.

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.

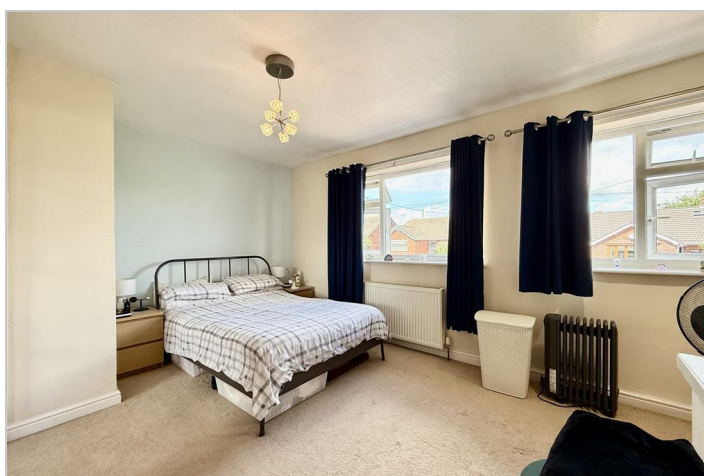
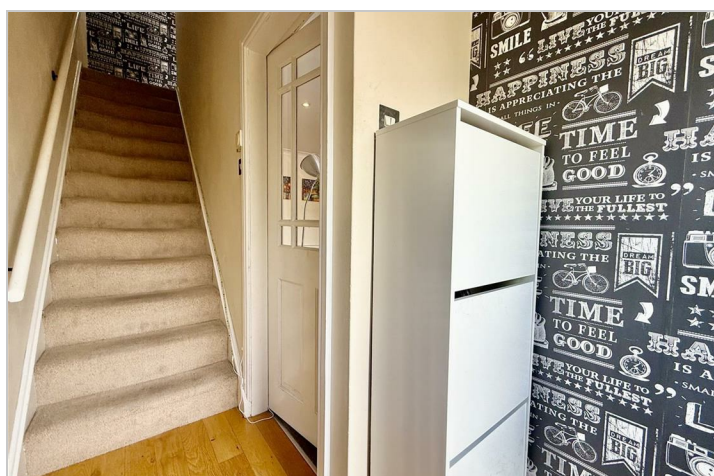
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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

Tel: 01509 451100

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Kitchen / Diner
4.40 x 2.75m
14'5" x 9'0"

Lounge
3.35 x 4.30m
11'0" x 14'1"

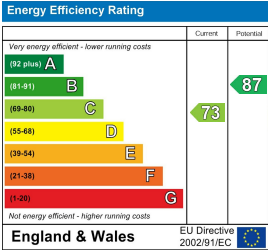
The Meadows, Shepshed
Internal Square Footage: 730 sq.ft

Holders
A Modern Estate Agent

Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

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.