

# Holderr

A Modern Estate Agent



52 Ring Fence, Loughborough, LE12 9HY

Offers over £150,000

A great first time buy or investment for this well presented mid terrace property close to the local amenities Shepshed has to offer. There are two separate reception rooms and fitted kitchen, to the first floor are two double bedrooms and a bathroom. The property has a rear garden, double glazed and gas centrally heated throughout. Available to purchase as no upward chain or tenants in situ.

## Summary

An excellent opportunity to purchase this charming two-bedroom mid-terraced home, ideally located in the highly sought-after village of Shepshed. The property enjoys a convenient position within walking distance of the village centre, offering easy access to a wide range of local amenities including shops, cafés, schools, and parks. It also benefits from superb transport links to Nottingham, Leicester, Derby, and East Midlands Airport, making it perfectly placed for both commuters and local residents alike.

The ground floor features a welcoming lounge and separate dining area, providing a bright and spacious living environment—ideal for relaxing or entertaining guests. The adjoining kitchen is fitted with a range of units, offering ample storage and workspace.

To the first floor, there are two generously sized double bedrooms, both well-presented and offering comfortable proportions. The family bathroom completes the accommodation on this level, fitted with a bath, shower cubicle, wash basin, and WC.

Externally, the property benefits from a rear garden that has a storage shed and a lawn space which could be fenced off to suit the buyers needs.

The home benefits from a newly fitted boiler and double-glazed windows throughout, ensuring comfort and energy efficiency.

This property presents an excellent opportunity for a variety of buyers whether you're a first-time purchaser looking to step onto the property ladder or an investor seeking a reliable buy-to-let opportunity in a thriving and well-connected village.

Agent note: please note the images were taken from prior to the current tenancy in place. The property can be sold with tenants in situ paying £695pcm or with vacant possession.

## 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](https://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](https://check-long-term-flood-risk.service.gov.uk/postcode)

Floor Plan

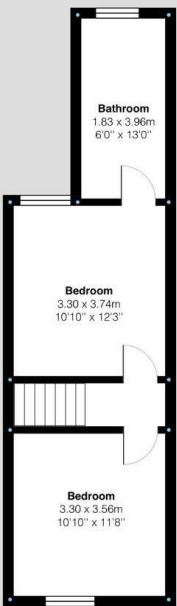
Ground Floor:



Ring Fence, Shepshed  
Internal Square Footage: Approx 721 sq.ft



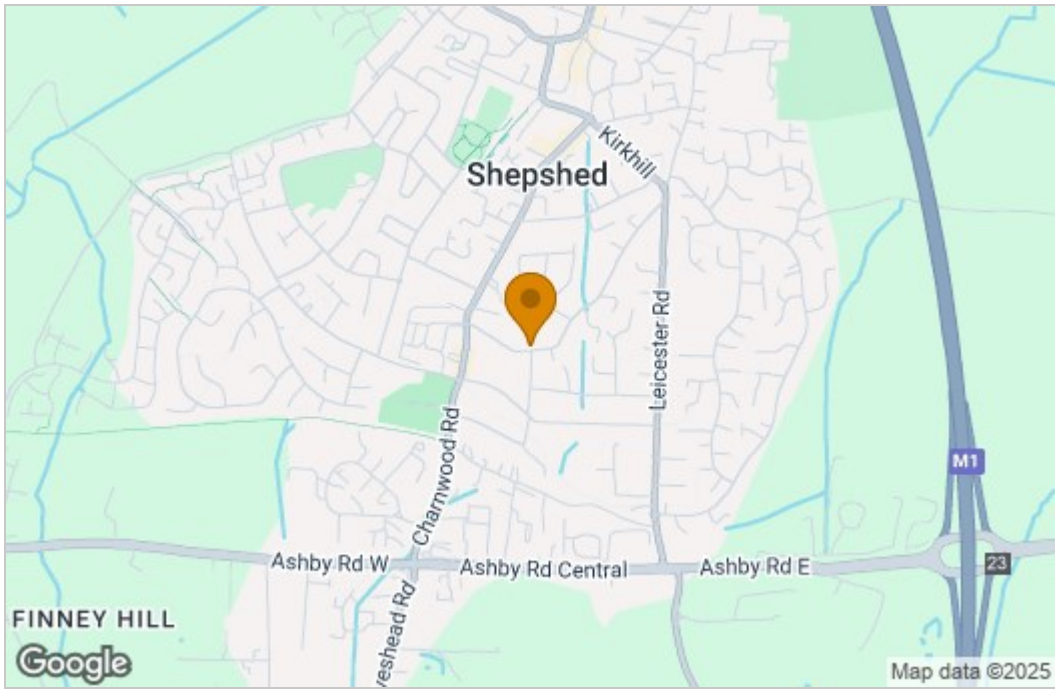
First Floor:



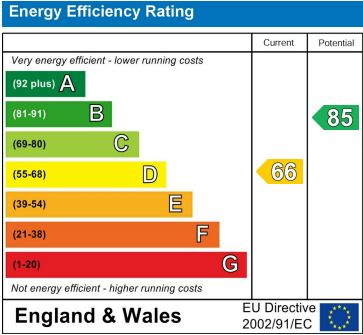
Ring Fence, Shepshed  
Internal Square Footage: Approx 721 sq.ft



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.