

# Holderr

A Modern Estate Agent



## 48 The Meadows

Shepshed, Loughborough, LE12 9QN

Offers over £280,000

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### Entrance Hall:

The reception hall features stairs leading to the first floor, a radiator, a uPVC double-glazed window facing the front elevation, tiled flooring, a designated area for cloaks, and provides access to the newly renovated family dining kitchen and living room.

### Living Room:

A striking feature of the room is the fireplace, which boasts an open cast iron fire and grate, along with decorative inset tiling. The wooden sides and overmantle enhance its aesthetic appeal. The flooring consists of wood effect laminate, and a radiator is installed for heating. Furthermore, a uPVC double glazed window is located at the front, and uPVC double glazed double doors at the rear offer both a view of and direct access to the garden.

### Kitchen/Diner:

The kitchen has been upgraded to feature modern units, including a single drainer sink unit with a corner-mounted mixer tap and storage cupboards underneath. It is equipped with fitted gloss units on the wall and base, a worksurface with a matching upstand, and integrated appliances such as a stainless steel gas hob with an extractor fan above, an oven below, a wine cooler, a refrigerator, a freezer, and a dishwasher. The tiled flooring continues from the hallway, complemented by uPVC double-glazed windows on the front and side elevations. Additional amenities include an under-stairs storage cupboard, a radiator, and an extended workspace area with further storage and a built-in pantry. The kitchen also offers open access to a generously sized utility room.

### Utility Room:

This utility area is designed with matching units and a worksurface as the kitchen/diner, complete with plumbing for a washing machine and an allocated area for a tumble dryer. There is also sufficient space for a tall fridge freezer, and the tiled flooring continues seamlessly from the kitchen. Furthermore, the area is equipped with a radiator, a door that provides access to the downstairs WC, and a side lobby.

### W.C:

The ground floor W.C is equipped with a white two-piece suite, which includes a low flush toilet and a vanity unit topped with a wash hand basin featuring a chrome mixer tap. The flooring is consistently tiled, and there is a uPVC double-glazed window with opaque glass located at the rear elevation.

### Rear Lobby:

The rear lobby includes further cloak storage, tiled flooring, and a door that grants access to a covered carport area, which then leads to the garden.

### First Floor Landing:

A spacious landing area leads to three double bedrooms and a stylishly renovated family bathroom. The rear elevation features a uPVC double glazed window, and a balustrade staircase provides access to a converted loft room complete with an en-suite.

### Bedroom Two:

This bedroom benefits from uPVC double-glazed windows on both the front and side elevations, a radiator, and a selection of fitted wardrobes and cupboards.

### Bedroom Three:

This bedroom benefits from uPVC double glazed window to the front window elevation, radiator.

### Bedroom Four:

This bedroom features a uPVC double-glazed window is at the rear offering a view of the garden, along with a radiator and an integrated storage cupboard.

### Family Bathroom:

The family bathroom showcases a four-piece suite, highlighted by a central roll-top clawfoot bath fitted with a telephone-style chrome mixer shower tap. It also features a separate walk-in shower cubicle, which is equipped with a drencher showerhead and an additional showerhead with hose. The suite includes a low flush WC and a pedestal wash hand basin. Distinctive features of the bathroom consist of a cast iron ornamental fireplace and shelving above a uPVC double-glazed opaque glass window on the rear elevation, complemented by a radiator and a heated

chrome towel rail.

**Principal Bedroom Suite:**

Access to the renovated loft space is facilitated by a fixed staircase, which leads to a landing area that connects to the principal bedroom suite.

**Dressing Room/Bedroom Five/Reception Room:**

The area features restricted headroom and includes two double-glazed skylight windows equipped with fitted blinds. Additionally, there is a variety of storage units available, along with open access to the first bedroom and the shower room.

**Shower Room:**

The shower room boasts a three-piece suite, which consists of a walk-in shower cubicle with a thermostatic shower, a low flush WC, and a vanity unit that is complemented by a wash hand basin. Furthermore, a heated chrome towel rail is present for added convenience.

**Principal Bedroom:**

The eaves have been fitted with bespoke storage, alongside a radiator and two double-glazed skylight windows that feature integrated blinds.

**Outside:**

A block-paved driveway is located at the front of the property, providing off-road parking options, with double gates that grant access to a carport that opens to the rear. The rear garden offers a

secluded atmosphere and is richly planted with a variety of mature flora, including shrubs and railway sleeper planters. Steps ascend to a lawn area, which features distinct decking spaces, a summer house, and a timber shed.

**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.



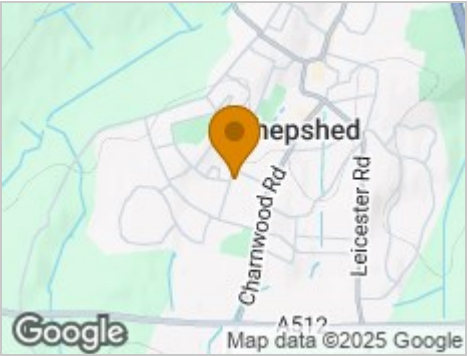
Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

**Lounge**  
3.56 x 5.33m  
11'8" x 17'6"

**Kitchen / Diner**  
3.68 x 4.55m  
12'1" x 14'11"

Utility Room

WC

Lobby

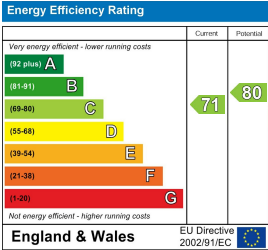
**The Meadows, Shepshed**  
Internal Square Footage: 1615 sq.ft

**Holdings**  
A Modern Estate Agent

Viewing

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

Energy Efficiency Graph



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