

Holders

A Modern Estate Agent



72 Ring Fence, Loughborough, LE12 9HY
£250,000

This well-presented and generously proportioned three-bedroom semi-detached property is ideally situated in the heart of Shepshed, offering convenient access to local amenities, schools, and transport links. Arranged over three spacious floors, the home provides a versatile and thoughtfully designed layout that is perfectly suited to modern family living.

Upon entering the property, you are greeted by a bright entrance hall providing immediate access to the main reception room and staircase to the first floor. The front reception room is a comfortable and inviting space, featuring an electric fire as a focal point and a double-glazed window to the front elevation allowing for plenty of natural light.

To the rear of the property, the kitchen is fitted with a comprehensive range of wall and base units complemented by rolled-edge work surfaces and an inset sink with mixer tap. A Range cooker with extractor hood is included, alongside dedicated space for white goods. An under-stairs storage cupboard houses the boiler, which is still under warranty, offering additional reassurance to prospective buyers. The kitchen flows seamlessly into a brick-built conservatory with tiled flooring, radiator heating, fitted Roman blinds, and UPVC double doors opening onto the rear garden. This versatile space works equally well as a dining area, family room, or home office. From here, access is provided to the downstairs WC, which also serves as a utility area complete with plumbing for a washing machine and venting for a tumble dryer.

The first floor hosts two generously sized double bedrooms. The front bedroom benefits from a double-glazed window to the front elevation, radiator heating, and fitted wardrobes providing excellent storage. The rear bedroom enjoys a pleasant outlook over the garden, creating a peaceful and private atmosphere.

Serving this level is a well-presented three-piece family bathroom, comprising a P-shaped panelled bath with a newly fitted electric shower over, pedestal wash hand basin, and close-coupled WC. The room is finished with tiled surrounds and a frosted double-glazed window to the rear for natural light and privacy.

Occupying the entire top floor is the converted attic master bedroom, a bright and spacious retreat enhanced by both Velux and UPVC double-glazed windows which flood the room with natural light. Fitted wardrobes provide practical storage without compromising floor space. The master also benefits from its own ensuite bathroom, featuring a P-shaped panelled spa bath, wash hand basin, and WC, creating a comfortable and private suite away from the main living areas.

The enclosed rear garden has been thoughtfully designed for low maintenance while still offering attractive outdoor living space. A combination of

patio, decking, and artificial lawn is complemented by shingled borders, making it ideal for both entertaining and everyday use. Additional features include outdoor power sockets, a water tap, and a garden shed fitted with an internal double socket, currently utilised for additional appliances. To the front, the recently completed block-paved driveway provides convenient off-road parking and enhances the property's kerb appeal.

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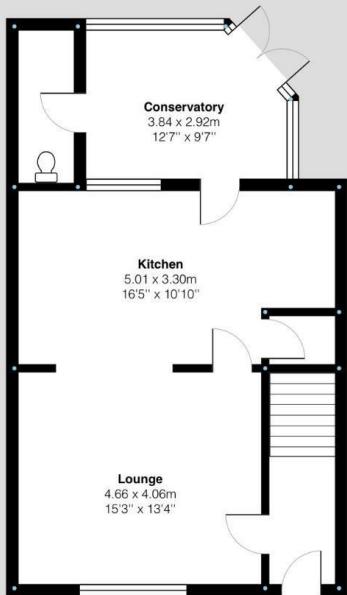
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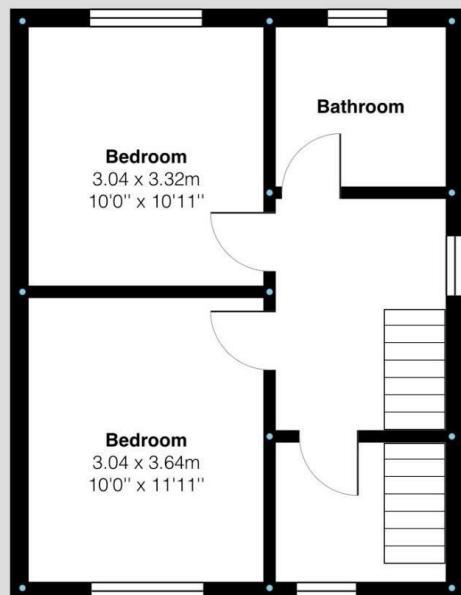
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Floor Plan

Ground Floor:



First Floor:



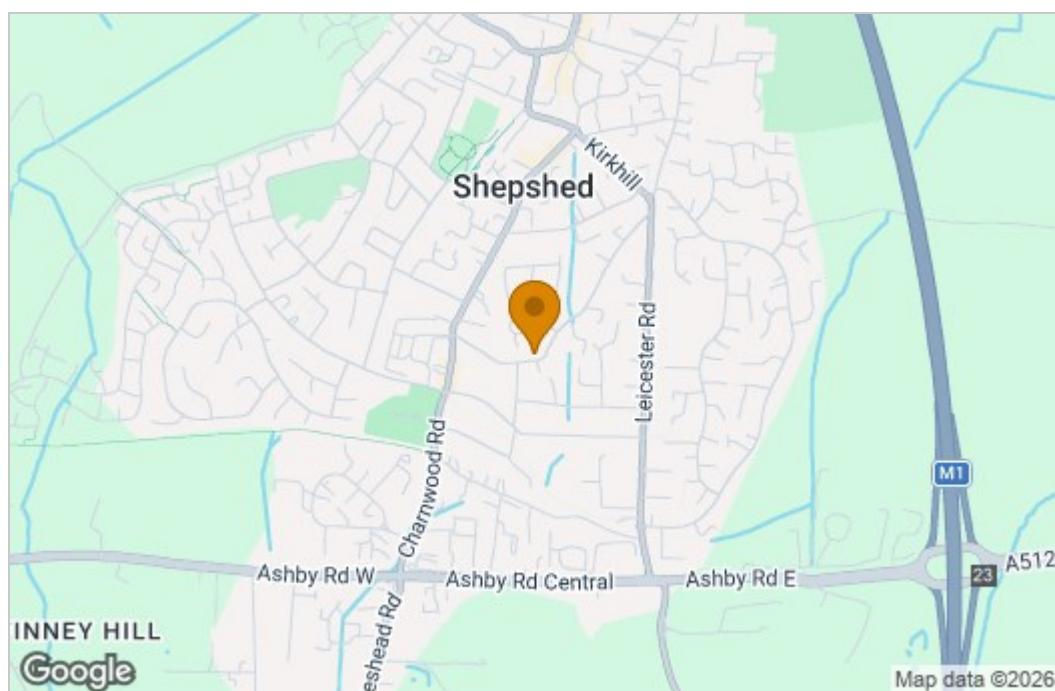
Ring Fence, Shepshed
Internal Square Footage: Approx 1217 sq.ft

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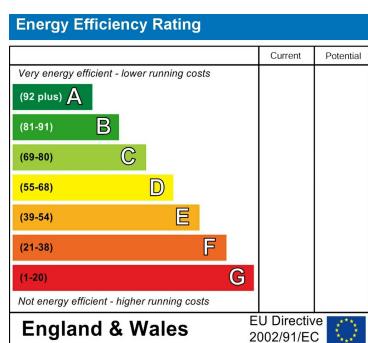
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Area Map



Energy Efficiency Graph



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