

# Holdings

A Modern Estate Agent



153a Leicester Road, Loughborough, LE12 9DG

£395,000

An elegant, brand new home on Leicester Road offering exceptional modern living with high-quality finishes throughout and a thoughtfully designed layout. Set within a highly convenient Shephed location, this premium property combines contemporary elegance with outstanding connectivity, making it a standout opportunity. NO UPWARD CHAIN.

## Summary

Situated in a private, convenient and well-connected position along Leicester Road in Shepshed, this brand new, recently constructed home offers spacious, modern accommodation arranged over two floors, making it an ideal purchase for families, professionals, or those looking to upsize into a turnkey property.

Being a new build, the property benefits from contemporary design, fresh finishes, and a thoughtfully planned layout tailored to modern living. The ground floor provides generous and versatile accommodation, ideal for both everyday living and entertaining, with large windows allowing natural light to fill the space and create a bright, welcoming atmosphere throughout.

To the ground floor a large lounge spans the full length of the property and benefits from double french patio doors leading to the rear garden. To the right hand side a large open plan living kitchen makes a great space for all the family to enjoy and has zoned areas allowing the buyer to tailor the space to their needs. A fully fitted modern kitchen is set at the front of the property and completing the ground floor accommodation is a utility room and w/c.

To the first floor, the property comprises three well-proportioned bedrooms, including a particularly spacious principal bedroom featuring its own ensuite shower room. The two further bedrooms are both good-sized doubles, offering flexibility for family use, guest accommodation, or home working. A modern four piece family bathroom serves the additional bedrooms, completing the first-floor arrangement.

Externally, the property enjoys a pleasant position with excellent access to local amenities, schooling, and transport links. Shepshed remains a popular location for buyers thanks to its strong community feel and superb connectivity to Loughborough, Leicester, and the wider motorway network.

Overall, this is a rare opportunity to acquire a newly built, move-in-ready home in a sought-after location, offering contemporary comfort, energy efficiency, and low-maintenance living. Early viewing is highly recommended.

## 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.

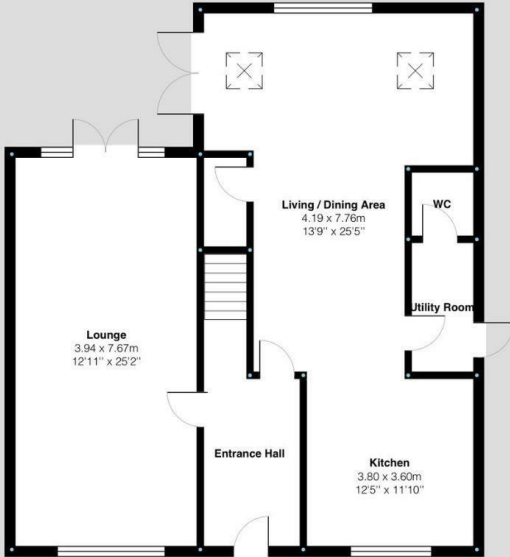
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

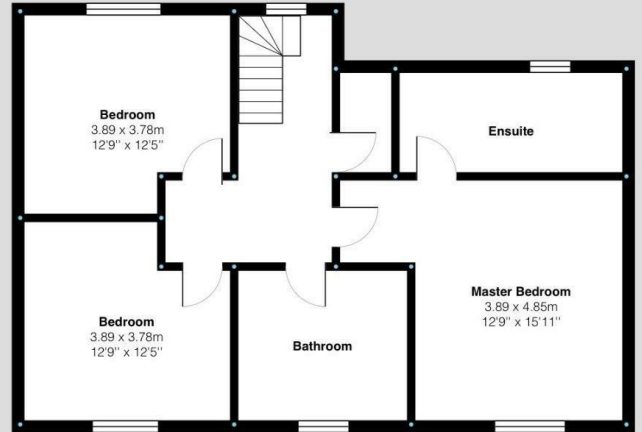
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# Floor Plan

Ground Floor:



First Floor:



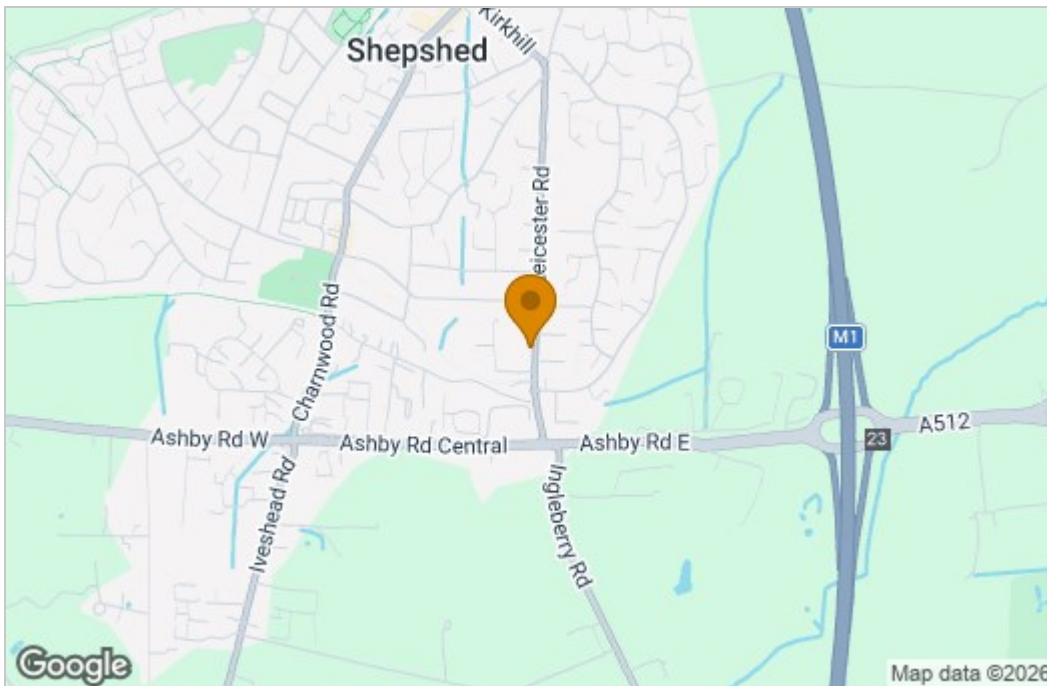
Leicester Road, Shepshed  
Internal Square Footage: Approx 1400 sq.ft

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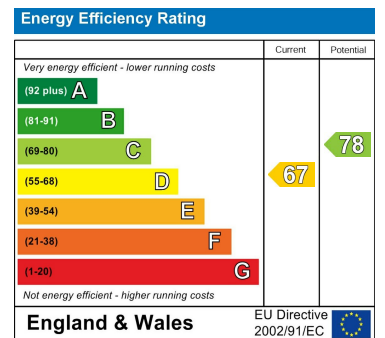
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## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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