

Holdings

A Modern Estate Agent



72 Ring Fence, Loughborough, LE12 9HY

Offers over £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.

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.

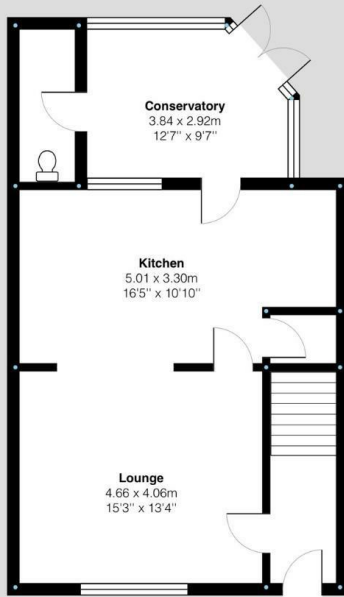
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Extra Information

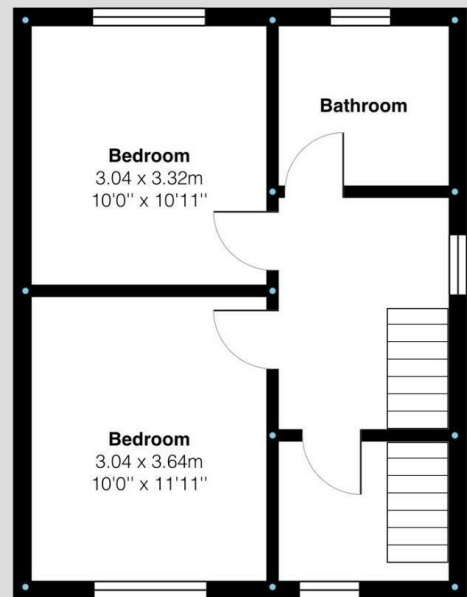
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



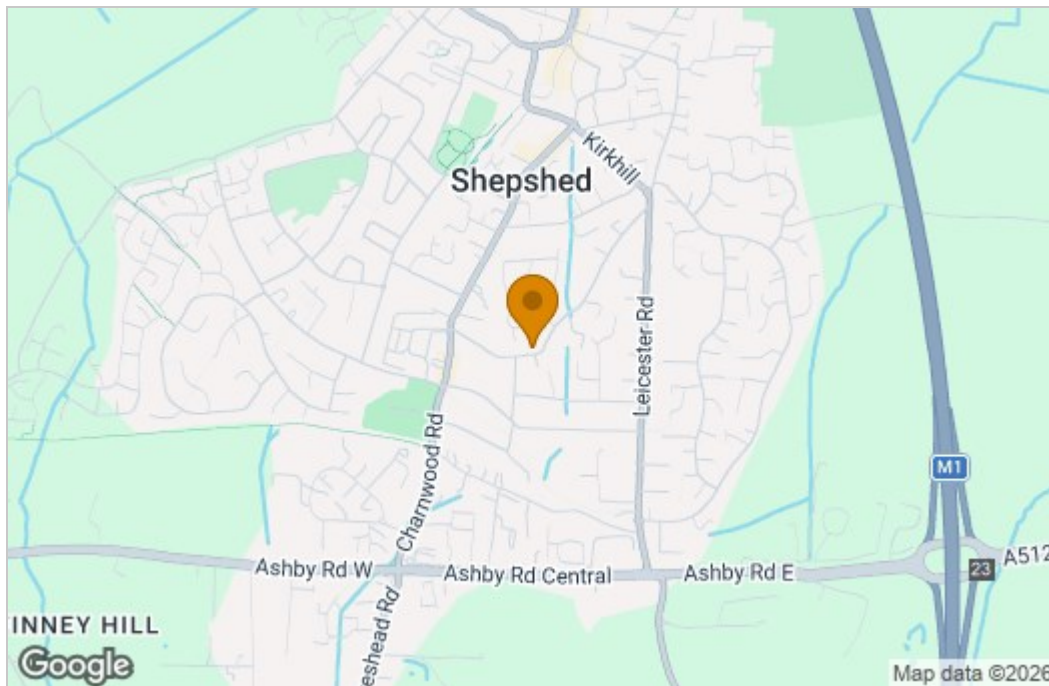
Ring Fence, Shepshed
Internal Square Footage: Approx 1217 sq.ft



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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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