

Holders

A Modern Estate Agent



4, Kirkhill, Shepshed, Leicestershire, LE12 9PB

£170,000

Holders Estate Agents are delighted to bring to market this charming two double bedroom terraced home in Shepshed. The property occupies a central but tucked away position. In brief the internal accommodation offers an entrance hallway, two reception rooms, kitchen, bathroom and two double bedrooms. Outside the property is set back from the road with attractive gardens to the front and rear.

Summary

Occupying a desirable position on Kirkhill in the heart of Shepshed, this charming Victorian residence offers an elegant blend of period character and well-balanced living space, extending to approximately 865 sqft across two floors. Rich in original features, the home exudes a timeless appeal, thoughtfully arranged to suit both modern lifestyles and more traditional tastes.

The approach is marked by private front gardens, setting a welcoming tone before entering through a timber door into an inviting entrance hall. The ground floor unfolds into two beautifully proportioned reception rooms, each offering versatility for both formal entertaining and relaxed day-to-day living with one having a log burner and the other an original fireplace/stove, complemented by a well-appointed fitted kitchen and under stairs pantry.

To the first floor, two generous double bedrooms are served by a fitted four piece suite bathroom, all continuing the home's sense of space and character.

To the rear, a further garden area is accessed via a shared yard, providing additional outdoor space to enjoy. This home is ideally positioned within this well-regarded market town, and early viewing is strongly recommended to fully appreciate its charm and quality.

Agents note: the neighbouring property owns a very small parcel of garden at the rear, however the current owners have advised this is rarely used (usually only once a year to collect apples from the tree).

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.
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Extra Information

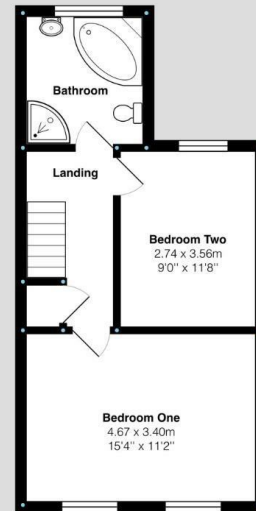
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



Kirkhill, Shepshed

Internal Square Footage: Approx 863 sq.ft

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Area Map



Energy Efficiency Graph

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

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