

# Holdere

A Modern Estate Agent



2 Church Side, Loughborough, LE12 9RL

Offers over £140,000

Holdere Estate Agents are delighted to bring to market this charming three bedroom cottage, situated in the conservation area in Shepshed overlooking the Church grounds. In brief internally it offers a lounge, kitchen, bathroom and three bedrooms. Outside there is a useful garage for storage.

## Summary

Situated within the heart of Shepshed's conservation area and enjoying attractive views towards the church, this charming and deceptively spacious three-bedroom cottage is full of character and period appeal. Ideally located within walking distance of the town centre and local amenities, the property combines traditional features with flexible accommodation arranged over and above the archway.

The accommodation is entered via a multi-pane door into a welcoming lounge featuring exposed beams, a high ceiling and an exposed brick fireplace housing a wood-burning stove, creating a warm and inviting living space. An inner hallway leads to the staircase rising to the first floor, while the kitchen is fitted with a range of units and benefits from exposed brickwork, cottage-style double glazed windows and space for appliances. The ground floor also includes a refitted bathroom complete with a Mira Sport electric shower over the bath.

To the first floor are three genuine double bedrooms, all offering generous proportions and individual character. The principal bedroom enjoys a cast iron fireplace, while the rear bedroom benefits from a pleasant south-facing aspect. The third bedroom is particularly distinctive, spanning above the archway and adding to the home's unique and deceptive layout.

Externally, the property enjoys low-maintenance raised beds to the rear along with a substantial workshop/garage equipped with power and lighting, ideal for storage, hobbies or home working. This delightful cottage presents a rare opportunity to acquire a characterful home in a sought-after central location with an abundance of charm and flexible living space throughout.

## 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.

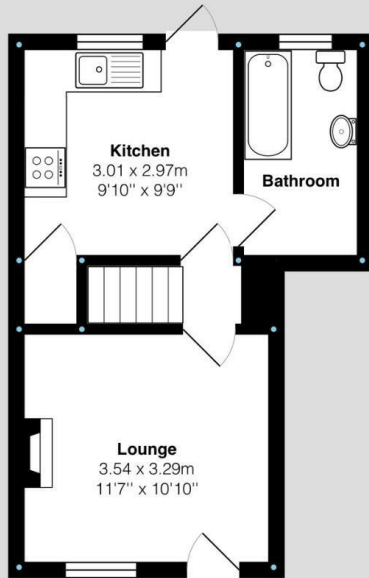
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## Extra Information

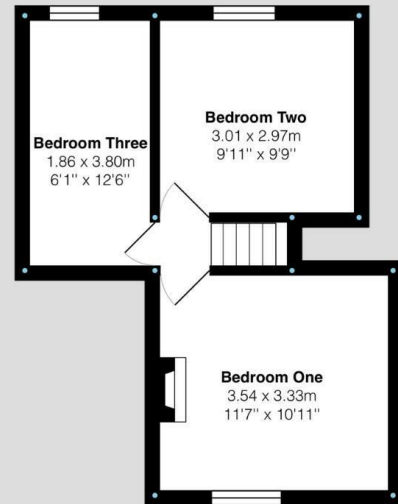
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# Floor Plan

Ground Floor:



First Floor:



Church Side, Shepshed

Internal Square Footage: Approx 620 sq.ft

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Internal Square Footage: Approx 620 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			46
(21-38) <b>F</b>			
(1-20) <b>G</b>		16	
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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