

SmartSale

4u



## Charnwood Road

Shepshed, Loughborough LE12 9NP

- Comfortable and well-sized bedrooms
- Family bathroom serving the home
- Practical, well-laid-out kitchen
- Private outdoor space suitable for families or entertainin

**£210,000 Freehold**





## Location

### Full Description

Welcome to this charming four-bedroom terraced house nestled in the heart of Shepshed, a vibrant and welcoming community offering the perfect blend of convenience and comfort. Ideal for families or professionals seeking spacious living accommodation, this delightful property combines practical living with a warm, homely atmosphere. From the moment you step inside, you'll appreciate the thoughtful layout and abundance of natural light that flows through the home.

The ground floor boasts two generous reception rooms, each offering versatile space that can easily be adapted to suit your lifestyle. Whether you envision a cosy living area to relax with family or an elegant dining room for entertaining guests, these rooms provide the ideal backdrop. The large windows allow plenty of daylight to flood in, creating airy, inviting spaces for you and your loved ones to enjoy. Complementing the reception rooms is a well-proportioned kitchen, offering ample storage and work surface area to inspire your culinary creativity.

Upstairs, you will find four comfortable bedrooms, each with ample space to personalise to your taste. Perfect for a growing family, home office requirements, or guest accommodation, the bedrooms offer flexibility without compromising on comfort. The single bathroom serves the household efficiently and includes modern fittings, maintaining the overall charm of the property.

Externally, the property benefits from a neat and manageable garden space at the rear, ideal for outdoor dining, gardening enthusiasts, or a safe play area for children. The terraced nature of the home fosters a strong sense of community, with friendly neighbours making Shepshed an excellent place to call home. Additionally, the property offers easy access to local amenities including shops, schools, parks, and excellent transport links to nearby towns and cities, ensuring both convenience and connectivity.

This well-maintained four-bedroom terraced house is a rare find in the Shepshed area, offering a fantastic opportunity to secure a family home that balances space, location, and character. Whether

you're a first-time buyer or looking to upsize, this property presents an inviting canvas to create your perfect home. Don't miss out on the chance to make this house your new address; contact us today to arrange a viewing and experience all this wonderful home has to offer.

**1. MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**3.** The measurements indicated are supplied for guidance only and as such must be considered incorrect.

**4. Services:** 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 own 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 OR TENANTS.**

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**Section 21 - Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of Smartsale4u .**



Local Authority  
Council Tax Band **B**  
EPC Rating **D**



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