

Shepherds Close

Loughborough, LE11 3LA



Boasting four double bedrooms and positioned in a highly sought after area of Loughborough, this stylish and modern open plan family home is a must see!

Offers invited £355,000



John German

Benefiting from a cul de sac position on the sought after Forest side of Loughborough and within catchment for Holywell school, this sizeable semi detached family home enjoys four double bedrooms and modern open plan living downstairs.

Having been renovated by the present owners, the stylish and modern interior is well thought out. The entrance hall has double doors to the impressive open plan lounge/diner where bi-folding doors open out to the rear, perfect for outdoor dining and entertaining. The room flows effortlessly through to the refitted kitchen equipped with a range of attractive contrasting base, drawer and wall units complemented by work surfaces over and a range of integrated appliances.

The rear hallway offers a useful storage space for coats and shoes and gives access to the guest cloakroom having a WC and hand wash basin.

To the first floor, the bright and spacious landing has doors to the four very well proportioned double bedrooms and refitted shower room with contemporary tiling to the floor and walls, a shower cubicle, vanity hand wash basin, WC and chrome heated towel rail.

Externally, the mature rear garden features both a patio and lawn surrounded by a variety of plants and shrubs plus hedged boundaries. There is gated side access to the front driveway leading to the integral garage having an up and over door.

The property has a lovely flow and would be well suited to modern family living, check out the 360 virtual tour and contact the office to arrange your viewing.

What3words: stands.debit.defeat

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.charnwood.gov.uk
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26052023

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

1371.24 ft²
127.39 m²

Reduced headroom

20.55 ft²
1.91 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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