



27 Orchard Close  
Shepshed, Loughborough, LE12 9UB

£280,000

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## Brief Description

Located in the charming CUL-DE-SAC of Orchard Close, Shephed, this delightful end town house offers a perfect blend of comfort and modern living. Spanning over an impressive 1,200 square feet, the property boasts two inviting reception rooms, four double bedrooms, and two well-appointed bathrooms, making it an IDEAL FAMILY HOME.

Upon entering, you are greeted by a welcoming entrance hall adorned with laminate wood flooring, which seamlessly flows into the FAMILY ROOM. This versatile space can be tailored to suit your needs, whether as a playroom, study, or additional lounge. You will also appreciate the convenience of a ground floor WC.

The STYLISH LIVING ROOM, with its views of the NEIGHBOURING GREEN, provides a serene setting for relaxation, while double French doors lead you into the contemporary dining kitchen.

The DINING KITCHEN is a highlight of the home, featuring a range of MODERN wall and base units, complemented by a marble-style worktop and a convenient breakfast bar. It is well-equipped with space for a dishwasher and fridge/freezer, alongside a double oven and a four-ring gas hob. A window and door open onto the SOUTH-WESTERLY FACING rear garden, allowing natural light to flood the space. Additionally, a separate utility room offers extra storage and appliance space, with further access to the garden.

Upstairs, you will find four GENEROUSLY SIZED double bedrooms, including an extended main bedroom enhanced with a DESIRABLE DRESSING AREA. The family bathroom is contemporary, featuring a modern three-piece suite and fully tiled walls, ensuring a STYLISH AND FUNCTIONAL space for all.

The rear garden is a SUNLIT RETREAT, boasting a combination of lawn, paved patio, and a charming timber summer house, all enclosed within a secure fence boundary. The front of the property is beautifully landscaped, featuring borders and a tarmac driveway that provides off-road PARKING for multiple vehicles.







## ON THE FIRST FLOOR

Entrance Hall

Ground Floor WC

Family Room  
7'10" x 15'2" (2.39m x 4.62m)

Living Room  
12'0" x 14'2" (3.66m x 4.32m)

Kitchen Diner  
15'1" x 10'4" (4.60m x 3.15m)

Utility Room  
8'0" x 7'7" (2.44m x 2.31m)

## ON THE FIRST FLOOR

Landing

Bedroom 1  
7'9" x 11'3" (2.36m x 3.43m)

Dressing Area  
7'9" x 7'2" (2.36m x 2.18m)

Bedroom 2  
8'8" x 13'1" (2.64m x 3.99m)

Bedroom 3  
7'10" x 11'7" (2.39m x 3.53m)

Bedroom 4  
7'8" x 11'5" (2.34m x 3.48m)

Family Bathroom  
6'1" x 6'3" (1.85m x 1.91m)

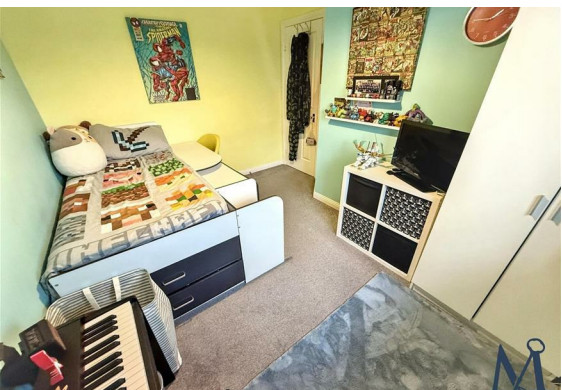
## ON THE OUTSIDE

Rear Garden

Driveway

















Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

