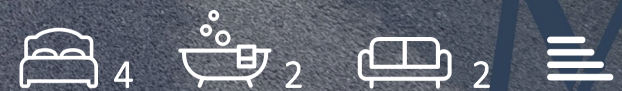




27 Orchard Close
Shepshed, Loughborough, LE12 9UB

£280,000



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)

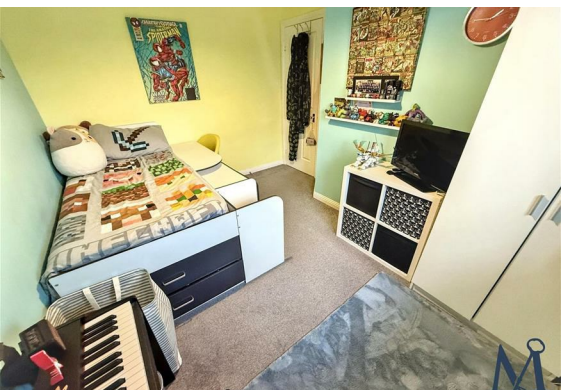
Family Bathroom
6'1" x 6'3" (1.85m x 1.91m)

ON THE OUTSIDE

Rear Garden

Driveway









Floor Plan



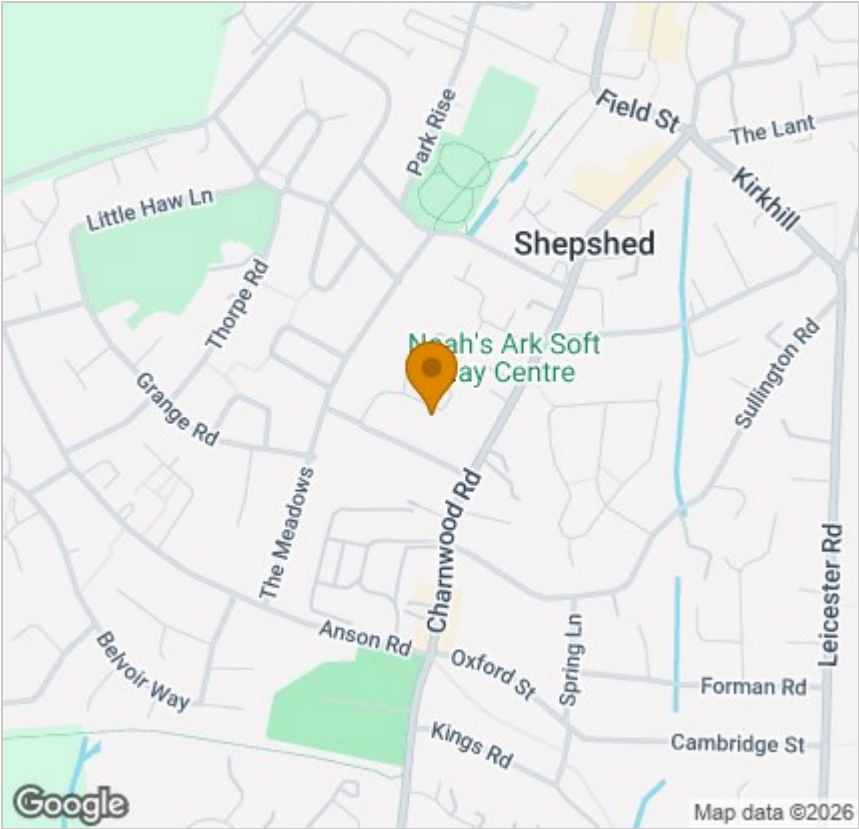
Viewing

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

