



Starling Close, Shepshed

welcome to

Starling Close, Shepshed

Modern three-bedroom detached home with owned solar panels and 5KW battery storage, LED lighting, CCTV and a generous wrap around garden! Built in 2019 this home offers remaining NHBC warranty.

Entrance

A welcoming hallway providing access to the living room, kitchen diner, wc and staircase to the first floor.

Living Room

18' 6" x 10' 2" (5.64m x 3.10m)

A generous and inviting living area featuring a wide front-facing window and French doors opening onto the rear garden. Finished with newly fitted laminate flooring and a radiator.

Kitchen Diner

18' 6" x 9' 5" (5.64m x 2.87m)

A contemporary open-plan kitchen and dining space fitted with sleek high-gloss units, wooden-style worktops and a newly fitted gas hob with extractor. The kitchen offers excellent storage, attractive teal splashbacks, integrated dishwasher and fridge freezer. Dual aspect windows to the front and rear, access through to the utility.

Utility Room

5' 10" x 5' 8" (1.78m x 1.73m)

A practical utility space with further cabinetry, worktops, houses the boiler and upvc door leading out to the rear garden.

Ground Floor Wc

A stylish cloakroom featuring decorative wallpaper, WC, wash basin and a radiator.

Bedroom One

18' 6" x 10' 5" (5.64m x 3.17m)

A master bedroom with upvc window to the front, carpeted flooring, radiator and access to the ensuite.

En Suite

Modern shower room with corner shower enclosure, WC, wash basin and window for ventilation.

Bedroom Two

10' 8" x 9' 2" (3.25m x 2.79m)

Bedroom two offers dual aspect with double glazed windows to the front and side, carpeted flooring and a radiator.

Bedroom Three

9' 2" x 7' 7" (2.79m x 2.31m)

Bedroom three offers a double-glazed window to the side, carpeted flooring and a radiator.

Family Bathroom

A well-presented bathroom featuring a modern three-piece suite including bath with overhead shower, WC and pedestal basin. Finished with contemporary tiling and a blend of soft blue and neutral tones.





Outside

The property boasts a private and low-maintenance rear garden with artificial lawn, decking and patio, side gate providing access to the extended garden. To the front the property is fully enclosed by fencing, offering privacy and safety. A garage with a single parking space and EV charge point and three off-road parking to the rear further enhance the appeal.

Agents Note

Agents Note : Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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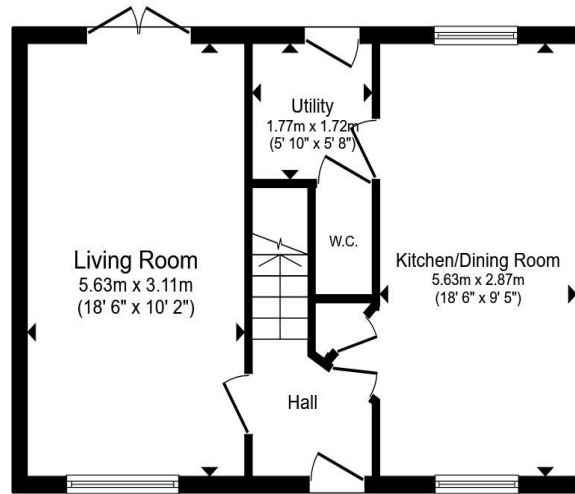
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Starling Close, Shepshed Loughborough

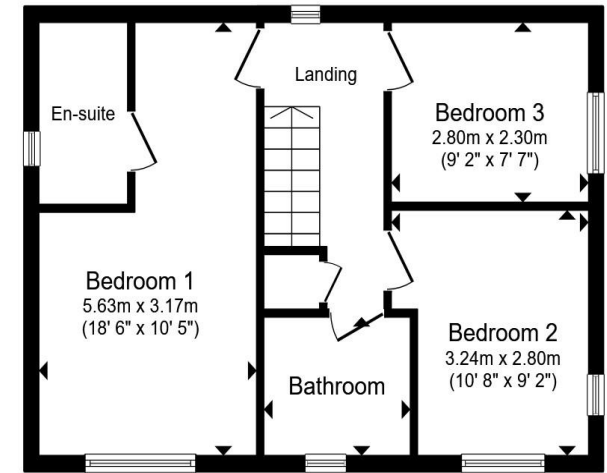
- Detached corner plot
- Contemporary open-plan kitchen/dining room
- Separate utility room
- CCTV and Solar panels
- Master bedroom with en-suite shower room

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers over
£308,700



Ground Floor



First Floor

Total floor area 88.3 m² (951 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LBH115742 - 0011

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