

Holden's

A Modern Estate Agent



15 Clover Road, Loughborough, LE12 9FT

Offers in the region of £299,950

A stylish and well-presented three-bedroom home offering contemporary accommodation, including a superb dining kitchen with French doors, principal bedroom with fitted wardrobes and ensuite, plus a modern family bathroom. Further benefits include a gravelled frontage, side driveway, detached garage and a well-presented landscaped rear garden.

Summary

Set within a modern residential setting in Shepshed, this well-presented three-bedroom home offers stylish and versatile accommodation arranged over two floors, complemented by off-road parking, a detached garage and a beautifully landscaped rear garden. The property is approached via a gravelled frontage, with a tarmac driveway to the side providing ample parking and leading to the detached garage.

The welcoming entrance hall provides access to the principal ground floor accommodation and stairs rising to the first floor. Positioned to the front of the property, the lounge enjoys a pleasant outlook and provides a comfortable reception space, while to the rear is an impressive contemporary dining kitchen, fitted with a range of modern units and offering an excellent setting for both everyday living and entertaining. The kitchen is equipped with a fridge freezer, oven, hob and dishwasher, all of which are included in the sale. French doors open directly from the kitchen to the rear garden, creating a natural connection between the indoor and outdoor spaces. A useful WC completes the ground floor.

To the first floor are three bedrooms, with the principal bedroom benefiting from fitted wardrobes and its own private ensuite shower room. The remaining bedrooms are served by a contemporary family bathroom, completing the well-planned accommodation.

Outside to the rear is a well-presented and thoughtfully landscaped garden, designed with ease of maintenance in mind. Artificial lawns provide an attractive, low-maintenance finish, complemented by stoned borders and steps leading down to a decked and gravelled seating area, complete with pergola, creating an ideal space for outdoor relaxation and entertaining.

Further benefits include the gravelled frontage, side tarmac driveway and detached garage, providing excellent off-road parking and useful additional storage.

Combining contemporary interiors with practical accommodation and an attractive low-maintenance garden, this is an appealing home suited to a range of buyers, from first-time purchasers to young families.

The property is subject to a management fee of £150 per six months.

There is approximately 3 years NHBC warranty remaining.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

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

4. 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 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. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

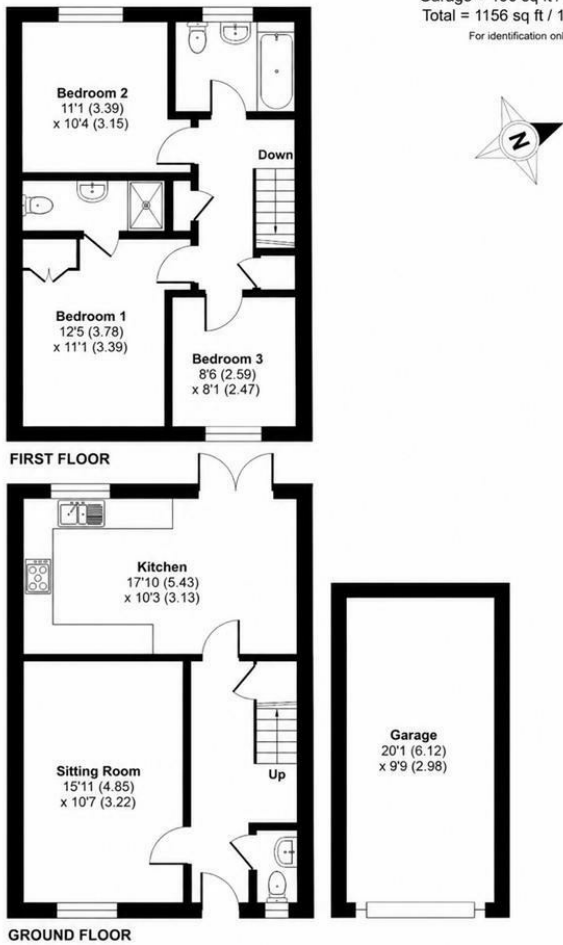
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

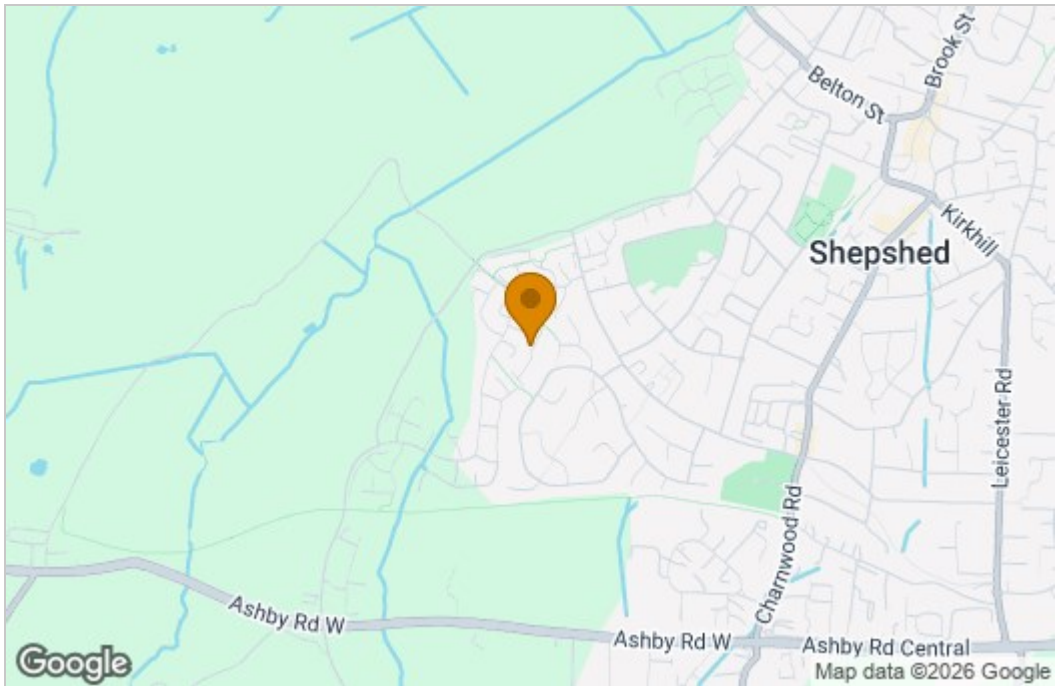
Clover Road, Shepshed, Loughborough, LE12

Approximate Area = 960 sq ft / 89.1 sq m
Garage = 196 sq ft / 18.2 sq m
Total = 1156 sq ft / 107.3 sq m
For identification only - Not to scale

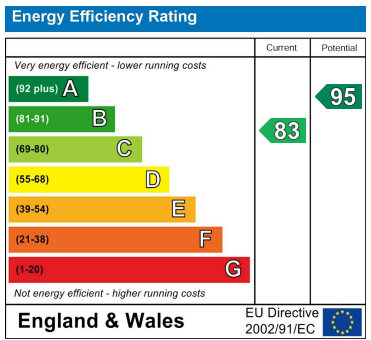


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Holders. REF: 1528050

Area Map



Energy Efficiency Graph



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