



## 50 Stableford Close, Loughborough, LE12 9BT

**£850 Per month**

This charming townhouse, located in the desirable Shepshed area, this property is ready for you to make it your own. Situated on a corner CUL-DE-SAC, on the edge of town, this home offers a peaceful and private retreat.

Inside, you'll find a SPACIOUS LIVING SPACE, making it perfect for entertaining. The spacious living room is the ideal place to relax after a long day, while the MODERN DINING KITCHEN with patio doors from the dining area open onto the private rear garden, which is easily maintained and not overlooked creating an indoor-outdoor flow which is perfect for families and hosting guests and is the ideal spot for summer BBQs or enjoying a morning coffee.

Upstairs, there are three bedrooms, all of which are well-proportioned and offer plenty of natural light. The main bedroom even comes with FITTED WARDROBES, providing ample storage space. The WHITE FAMILY BATHROOM suite is stylish and functional, and there is also a convenient GROUND FLOOR WC.

Outside, the EASILY MAINTAINED REAR GARDEN is not overlooked, providing you with privacy and tranquillity. Whilst OFF STREET PARKING is provided immediately in front of the property via a tarmac hardstanding area.

The location of this property is truly unbeatable, with a 9-minute commute into the Loughborough and ideally located for the M1 Motorway.

## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room 11'6" x 15'3" (3.51m x 4.65m)



Kitchen Diner 15'1" x 8'5" (4.60m x 2.57m)



## ON THE FIRST FLOOR

Bedroom One 13'0" x 9'8" (3.96m x 2.95m)



Bedroom Two 8'4" x 7'7" (2.54m x 2.31m)



Bedroom Three 6'4" x 8'8" (1.93m x 2.64m)

## Family Bathroom



## Rear Garden



## Front Garden

## Off Road Parking

## Floor Plan

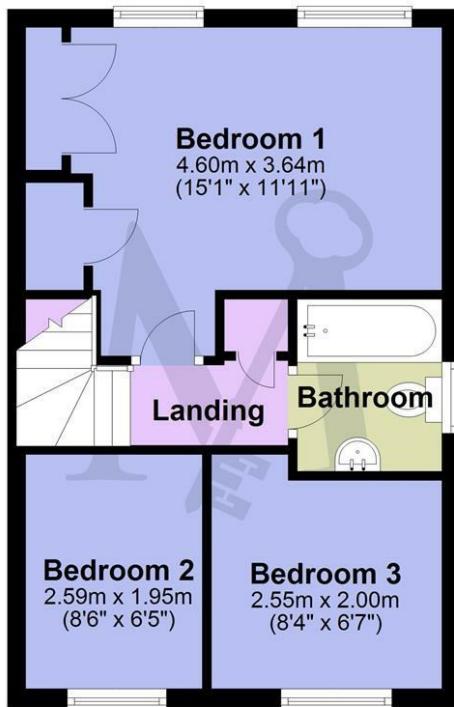
### Ground Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



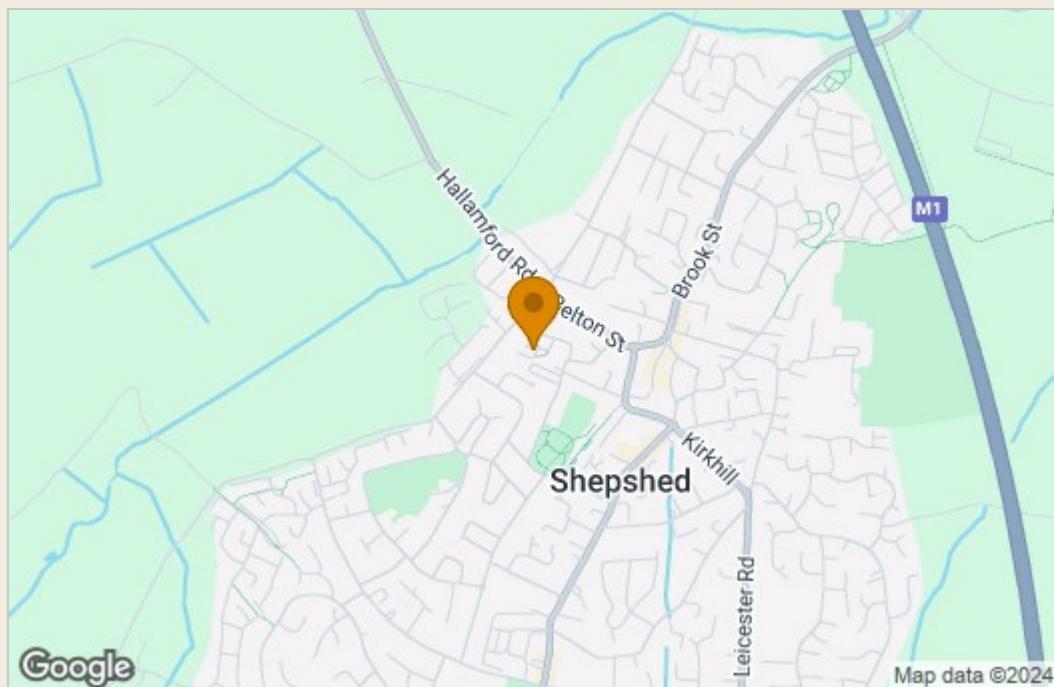
### First Floor

Approx. 33.7 sq. metres (362.6 sq. feet)

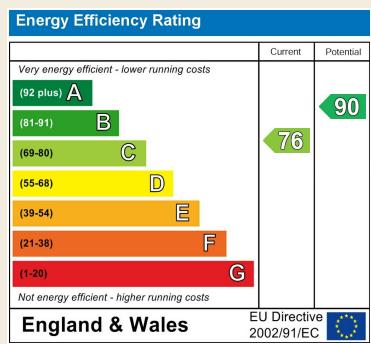


Total area: approx. 69.7 sq. metres (749.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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