



*Cumbrian Way*  
Shepshed

3 Bed Semi-Detached House • LE12 9BP • £900 pcm • £1,030 Deposit



## Cumbrian Way, Shepshed

Now available to let, a three bedroom house situated in a quiet corner of the popular village of Shepshed, just a short walk from Iveshead School and Hind Leys Pre-school. Comprising lounge open plan to dining area; glazed door to the newly fitted shaker style kitchen with oven and gas hob. To the first floor there are three bedrooms; a bathroom with new white three piece suite; garden with patio area and two quality sheds; Gas central heating and uPVC double glazing.

### Living Room 4.7m (15'5) x 4.1m (13'5)

A contemporary decorated, spacious and light lounge with feature fireplace. Open plan to the dining room.

### Dining room 2.4m (7'10) x 2.3m (7'7)

A good size dining area with French doors overlooking the garden, situated just off the kitchen.

### Kitchen 2.4m (7'10) x 2.4m (7'10)

A shaker style kitchen with butchers block effect worktop; integrated oven and gas hob; part tiled walls and window overlooking the rear garden.

### Master bedroom 3.1m (10'2) x 2.9m (9'6)

This large double bedroom has views to the front.

### Bedroom Two 3.4m (11'2) x 2.7m (8'10)

A good size double bedroom with views of the rear garden.

### Bedroom Three 2.3m (7'7) x 2m (6'7)

A single bedroom, great for a small child or a home office.

### Bathroom 2m (6'7) x 1.7m (5'7)

Modern three piece bathroom suite complete with shower over the bath. Beautiful contemporary tiling gives the room a warm feel.

### Garden

A well presented and low maintenance garden complete with two sheds. Part patio with the rest laid to lawn and mature foliage.

### Parking

Parking for up to four cars, on drive, in tandem. The property also benefits from a carport.

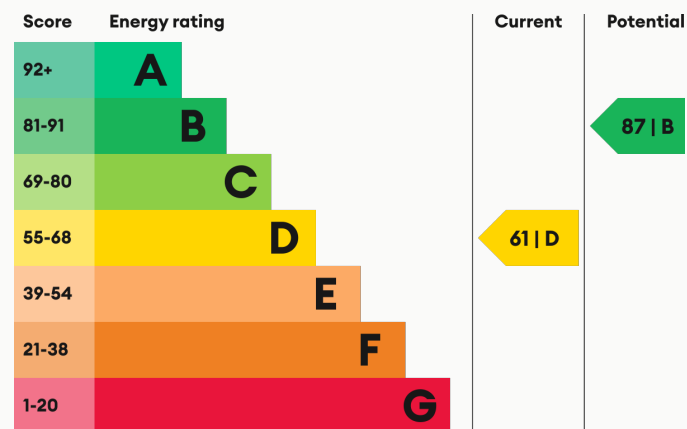
### Heating

Gas fired central heating.

### Glazing

Modern, good quality, uPVC double glazing.

### Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Kitchen



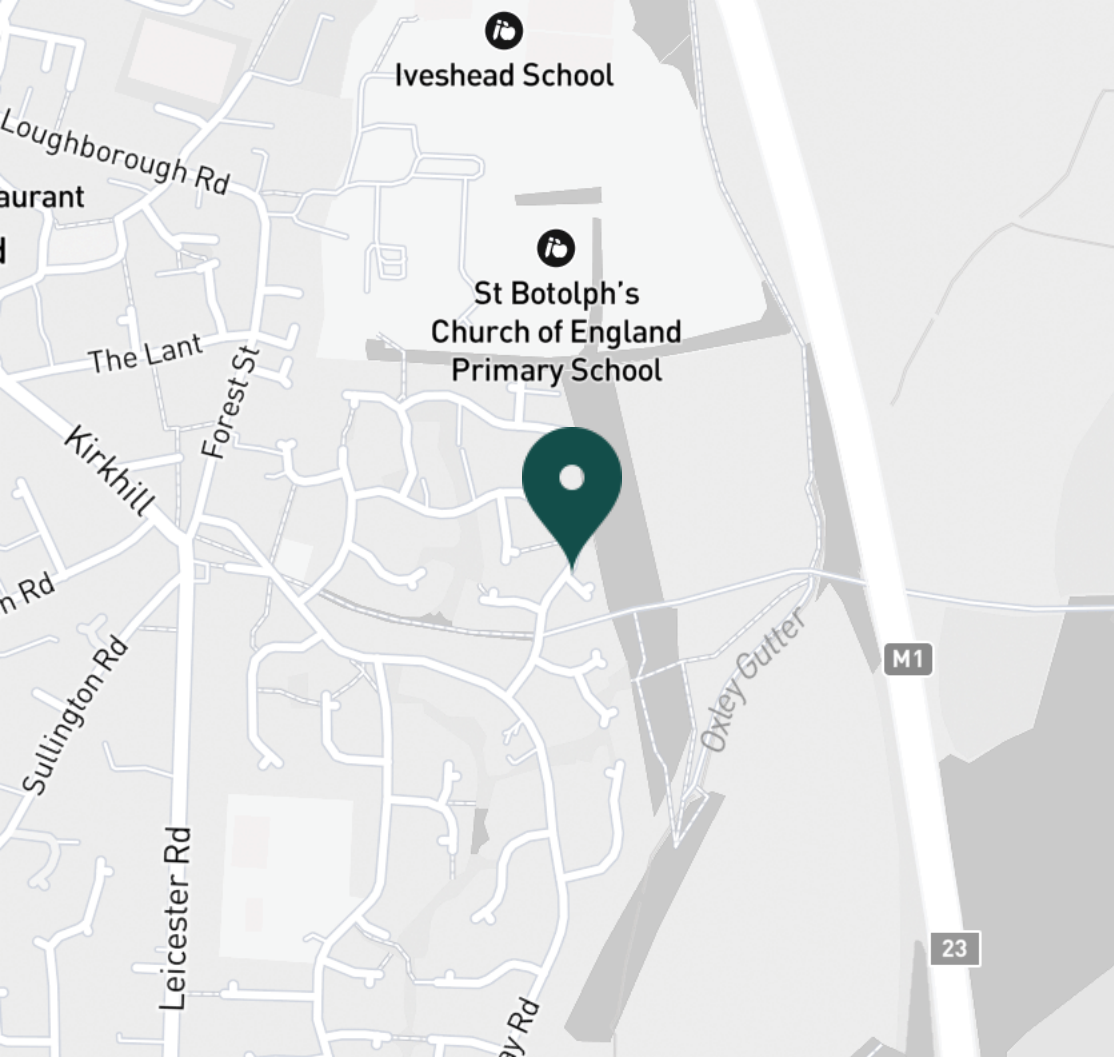
Dining room



Dining room



Livingroom



#### SUPERMARKETS

Asda Shepshed	0.6 mi
Co-op Food Hall Croft	0.8 mi
Co-op Food Anson Rd	1.4 mi
Co-op Food Knightthorpe Rd	4.1 mi
Co-op Food Coalville	4.3 mi

#### GYMS

Stable Fitness	0.6 mi
Punchin Pandas Children's Martial Arts	1.1 mi
Viking Fitness Centre	2.9 mi
Holywell Fitness Centre	3.0 mi
Burleigh Springs Leisure Club	3.1 mi

#### TRAIN STATIONS

Loughborough	5.6 mi
Barrow upon Soar	7.9 mi
Sileby	9.7 mi
East Midlands Parkway	10.0 mi
Long Eaton	12.2 mi

#### NURSERY SCHOOLS

Children 1st Shepshed	0.4 mi
The Oak Treehouse	0.7 mi
Hind Leys PS	0.7 mi
Charnwood Day Nursery	0.9 mi
Moors Farm Day Nursery	3.2 mi

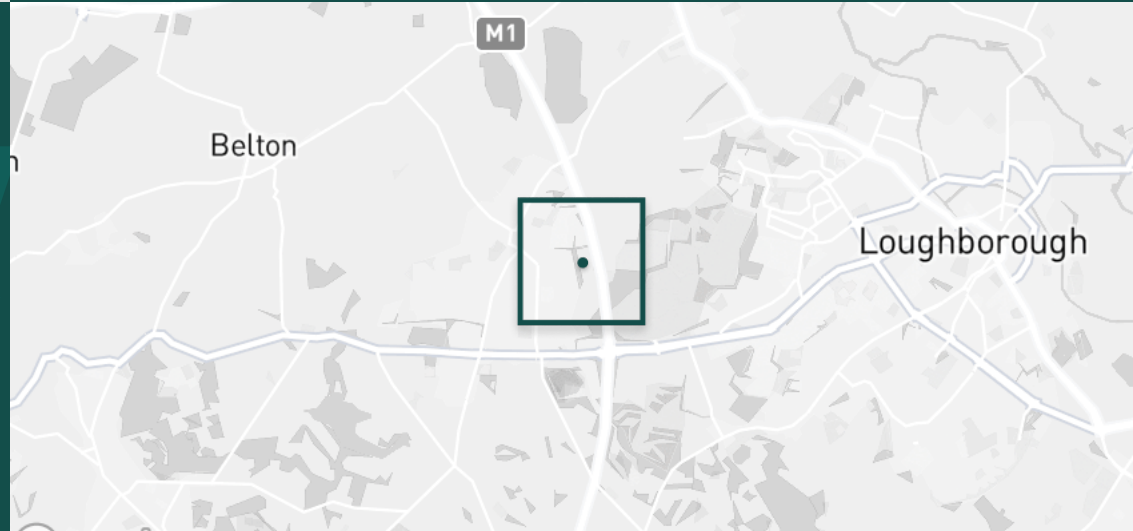
#### PRIMARY SCHOOLS

Newcroft PS	0.4 mi
St Winefrides Catholic PS	0.7 mi
St Botolphs CE PS	0.7 mi
Oxley PS	1.2 mi
Booth Wood PS	3.0 mi

#### HIGH SCHOOLS

Hind Leys Community College	0.7 mi
Shepshed High Sch	0.8 mi
Ashmount Sch	3.3 mi
De Lisle Catholic Science C	3.3 mi
The Garendon High Sch	3.4 mi

Discover  
*Shepshed*





Livingroom



Livingroom



Bathroom



Stairs



Landing



Master Bedroom



Master Bedroom



Master Bedroom



Bedroom Three



Bedroom Three



Bedroom Two



Bedroom Two



Bedroom Two



Garden and patio



Rear view



Carport



Cumbrian Way

**Available**  
From 15/03/2025

**Comes**  
Unfurnished

**Bedrooms**  
3

**Receptions**  
2

**Bathrooms**  
1

**Parking**  
Driveway

**Postcode**  
LE12 9BP

**Rent**  
£900 pcm

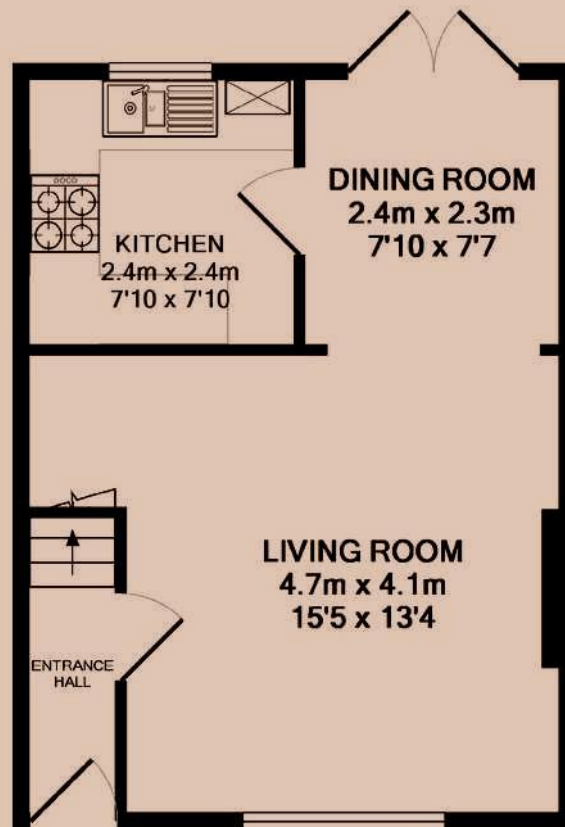
**Deposit**  
£1,030

**EPC**  
61 | D

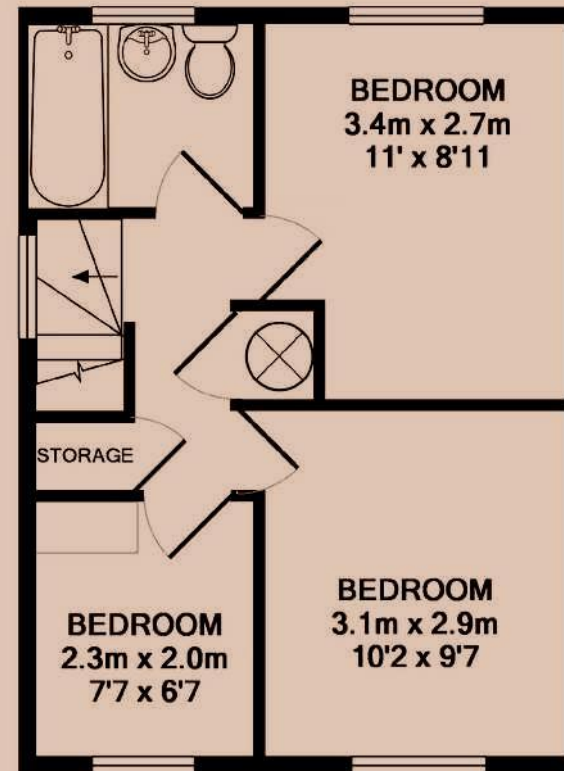
**Council Tax Band**  
B

**ID**  
#875

**Updated**  
20/02/2025



GROUND FLOOR



1ST FLOOR



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