



Property Description

Berkley are pleased to present to the market, this three bedroom detached family home built by Jelson Homes on the new Hookhill Reach development. In brief, this property offers a spacious kitchen, light and airy lounge with french doors to the garden, downstairs cloaks and large garden laid to lawn with patio, en-suite to main double bedroom, further double bedroom and an airy single bedroom, family bathroom. Double length Garage and Driveway. Shepshed is just 30-minutes from Leicester and 15-minutes from Loughborough. It is ideally situated being close to great amenities and transport links to the M1. Email Via Rightmove to book to view.

The deposit required is £1,500

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B	83	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-)	A		
(81-91)	B		