



**5 Kings Road**

Shepshed, Loughborough, , LE12 9HT

**£210,000**

## Property Features

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- SPACIOUS SEMI DETACHED HOUSE
- THREE BEDROOMS
- DRIVEWAY
- FITTED KITCHEN
- GENEROUS PLOT
- VIDEO TOUR AVAILABLE
- ENSUITE WC AND BASIN TO MASTER
- FAMILY/DINING ROOM
- FAMILY BATHROOM
- HOME OFFICE IN GARDEN

## Full Description

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\*VIDEO TOUR AVAILABLE\* This LOVELY, BAY FRONTED SEMI DETACHED HOUSE HAS MUCH TO OFFER! The SPACIOUS, LIGHT AND AIRY accommodation comprises, in brief, entrance hall, LOUNGE, with open fire, FAMILY/DINING ROOM, FITTED KITCHEN and modern bathroom to the ground floor, whilst upstairs the landing gives way to THREE GENEROUS BEDROOMS, the master with ensuite WC and basin. Standing on a SUBSTANTIAL PLOT with a mainly laid to lawn garden and DRIVEWAY to the front, with delightful established grounds and GREAT, DOUBLE GLAZED AND HEATED HOME OFFICE to the rear all adding up to the appeal of this comfortable family home in this popular commuter village.

### ENTRANCE HALL

Front door into entrance hall with stairs off to first floor and door to lounge.

### LOUNGE

14' 0 (MAX)" x 12' 0 (PLUS BAY)" (4.27m x 3.66m)

PVCu double glazed bay window to front elevation, two radiators, open fireplace and door to family/dining room.

### FAMILY/DINING ROOM

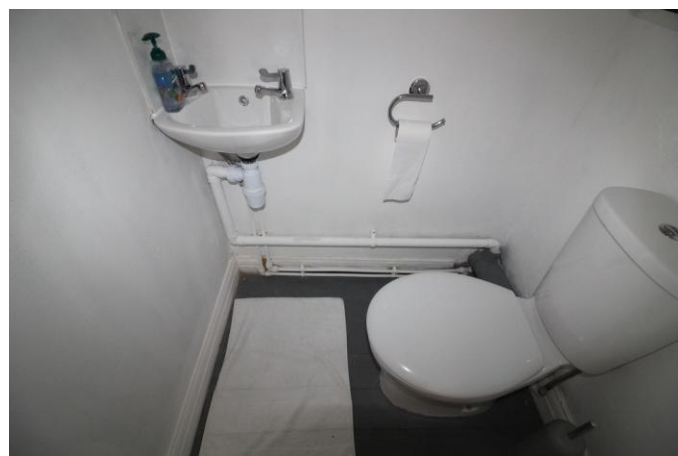
14' 0" x 11' 6 (MAX)" (4.27m x 3.51m)

PVCu double glazed window to the rear elevation, radiator, PVCu double glazed French doors to garden and door to kitchen.

### KITCHEN

11' 10" x 9' 1" (3.61m x 2.77m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half sink



drainer, integrated electric oven, integrated four ring gas hob with extractor hood over, under counter space for fridge/freezer, under counter space and plumbing for washing machine, under counter space for tumble dryer, under stairs storage, wall mounted boiler, radiator, PVCu double glazed windows to the rear and side elevations and opening to lobby.

#### LOBBY

PVCu double glazed door to side elevation and door to family bathroom.



#### FAMILY BATHROOM

7' 4" x 5' 0" (2.24m x 1.52m)

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin, bath with shower over, chrome ladder style radiator, electric heater and PVCu double glazed window to the side elevation.

#### LANDING

Loft access, PVCu double glazed window to the side elevation and doors leading to all three bedrooms.



#### BEDROOM ONE

11' 9 (TO WARDROBES)" x 10' 7 (PLUS BAY)" (3.58m x 3.23m)

PVCu double glazed bay window to the front elevation, radiator, fitted wardrobes and door to en-suite w.c.

#### EN SUITE

Fitted with a two piece suite comprising close coupled w.c and wash hand basin.



#### BEDROOM TWO

11' 0" x 9' (3.35m x 2.74m)

PVCu double glazed window to the rear elevation and radiator.

#### BEDROOM THREE

7' 11" x 7' 11" (2.41m x 2.41m)

PVCu double glazed windows to the side and rear elevation and radiator.



#### OUTSIDE

To the front of the property lies a tarmac driveway providing off road parking and access to the property and the gated side access leads to the rear, there is also a lawned area adjacent to the driveway. To the rear of the property lies a generous south facing mainly laid to lawn garden with

established borders, paved patio area, large shed, timber wendy house and home office situated at the top of the garden.

### HOME OFFICE

Of wood construction also benefitting from double glazed windows and heating.

### Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

### Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

### Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

### Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

### General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

### Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have been tested and no guarantee as to their operability or efficiency can be given. Made with Metreapp ©2020

