



Clover Road

Shepshed, Loughborough, LE12 9FT

£219,950

Property Features

- THREE BEDROOMS
- MASTER EN SUITE
- DINING KITCHEN
- SPACIOUS LOUNGE
- GARAGE
- DRIVEWAY FOR TWO CARS

Full Description

Situated on this popular residential development on the outskirts of the village, this LOVELY HOME IS PERFECT FOR THE YOUNG AND GROWING FAMILY. Boasting THREE BEDROOMS with EN SUITE to master, spacious lounge, DINING KITCHEN, DOWNSTAIRS W.C. and generous family bathroom, all benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Outside, the ENCLOSED REAR GARDEN makes the ideal place to relax and unwind and a DRIVEWAY FOR TWO CARS, leads to the GARAGE, completing the picture of this delightful home in the ever popular commuter village of Shephed.

ENTRANCE HALL

Composite door leading into entrance hall with stairs off to first floor, radiator, under-stairs storage cupboard and doors to downstairs w.c., lounge and kitchen diner.

DOWNSTAIRS W.C.

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

LOUNGE

16' 0" x 10' 7" (4.88m x 3.23m)

PVCu double glazed window to front elevation and radiator.

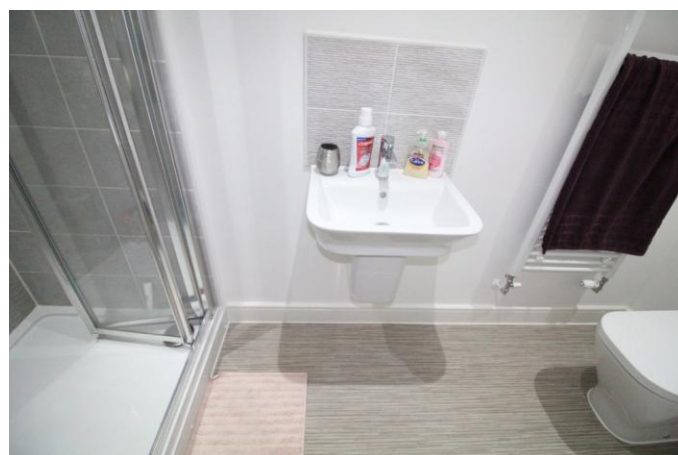
KITCHEN DINER

17' 9" x 10' 2" (5.41m x 3.1m)

Fitted with a range of modern wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood, integrated fridge and freezer, integrated dishwasher, integrated washing machine, space for dining table and chairs, PVCu double glazed window to rear elevation and PVCu double glazed French doors to rear elevation leading out into the garden.

LANDING

Access to loft and doors to all three bedrooms and bathroom.



BEDROOM ONE

12' 4" x 9' 3" (3.76m x 2.82m)

PVCu double glazed window to front elevation, fitted wardrobes, radiator and door to en suite.

EN SUITE

Fitted with a three piece suite comprising close coupled w.c., wash hand basin and shower cubicle, and chrome ladder radiator.

BEDROOM TWO

10' 4" x 9' 5" (3.15m x 2.87m)

PVCu double glazed window to rear elevation and radiator.

BEDROOM THREE

8' 6" x 8' 3" (2.59m x 2.51m)

PVCu double glazed window to front elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., wash hand basin and bath with shower attachment, chrome ladder radiator and PVCu double glazed window to rear elevation.

GARAGE

Detached single garage with up and over door to front.

OUTSIDE

To the front of the property is a small garden with planted flower beds. To the side of the property is a driveway for two cars, leading to the garage, and with gated access into the rear garden which is mainly laid to lawn.

GENERAL NOTES

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, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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