



Paradise Close

Shepshed, Loughborough, LE12 9PG

Offers In Region Of £325,000

Property Features

- UPGRADED DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- MASTER EN SUITE
- 20ft 7 BESPOKE DINING KITCHEN
- LOUNGE
- UTILITY ROOM
- DOWNSTAIRS WC
- REFITTED FAMILY BATHROOM
- INTEGRAL GARAGE
- LANDSCAPED LOW MAINTENANCE GARDEN

Full Description

UPGRADED AT CONSIDERABLE EXPENSE, this BEAUTIFUL DETACHED HOME is IMMACULATE THROUGHOUT and boasts FOUR DOUBLE BEDROOMS, the master having REFITTED ENSUITE SHOWER ROOM, BESPOKE, 20ft 7 DINING KITCHEN with INTEGRATED APPLIANCES, LOUNGE, UTILITY ROOM, DOWNSTAIRS WC and FABULOUS REFITTED FAMILY BATHROOM, having both bath and shower cubicle, all complimented by quality flooring and carpets. Outside is EQUALLY IMPRESSIVE with PARKING FOR THREE CARS to the front and leading to the INTEGRAL GARAGE, with a LANDSCAPED, LOW MAINTENANCE REAR GARDEN completing the picture of this BEAUTIFUL FAMILY HOME in a delightful residential location.

ENTRANCE HALL

Front door into hallway, under stairs cupboard, radiator, doors to lounge and kitchen/diner. Stairs to first floor.

LOUNGE

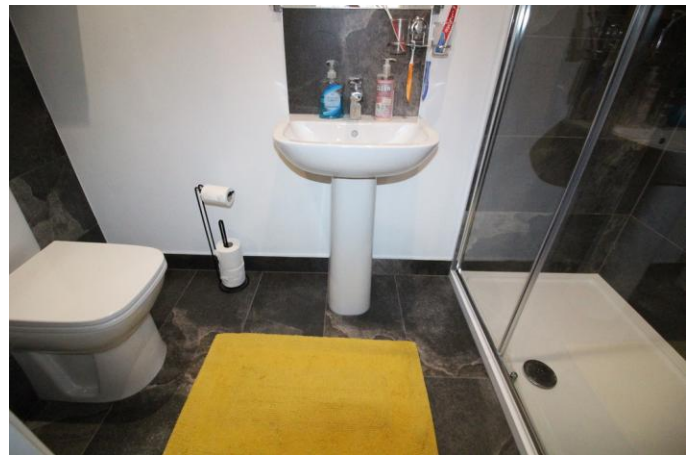
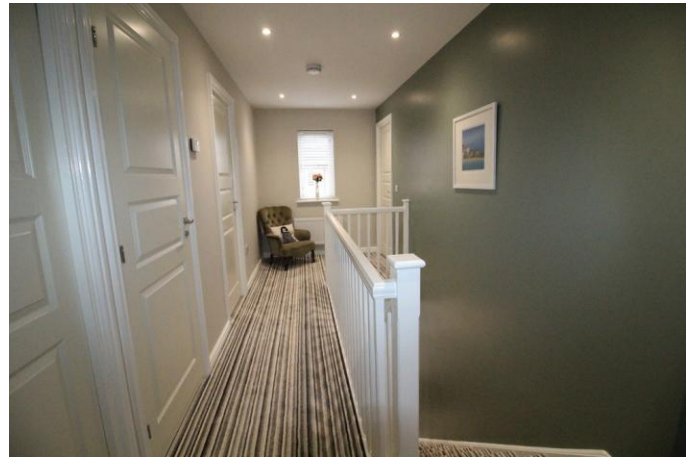
16' 7" x 10' 9" (5.05m x 3.28m)

PVCu double glazed window to front elevation with fitted shutters, two radiators and Adam style fireplace with gas fire.

KITCHEN/DINER

20' 7" x 13' 3 (MAX)" (6.27m x 4.04m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl sink drainer, integrated electric double oven, built in gas hob, stainless steel overhead extractor fan, integrated microwave, integrated dishwasher, integrated fridge and freezer, radiator, PVCu double glazed window to rear elevation, PVCu double glazed French doors with fitted shutters to the rear elevation and door to utility room.



UTILITY ROOM

Fitted with a range of base units with laminate work surfaces, under counter space and plumbing for washing machine, under counter space for tumble dryer, wall mounted boiler, door to w.c and PVCu door to outside.

W.C

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

LANDING

PVCu double glazed window to front elevation, access to the loft which is fully boarded throughout with integral ladder, doors to all four bedrooms, family bathroom and airing cupboard.

BEDROOM ONE

12' 0" x 11' 0" (3.66m x 3.35m)

PVCu double glazed window to rear elevation, radiator, built in wardrobes 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 PVCu double glazed window to side elevation.

BEDROOM TWO

11' 7" x 11' 0" (3.53m x 3.35m)

PVCu double glazed window to the front elevation and radiator.

BEDROOM THREE

12' 3" x 8' 7" (3.73m x 2.62m)

PVCu double glazed window to the front elevation, built in wardrobes and radiator .

BEDROOM FOUR

10' 10" x 7' 8" (3.3m x 2.34m)

PVCu double glazed window to the rear elevation, built in wardrobes and radiator.

INTEGRAL GARAGE

Up and over door into garage area.

OUTSIDE

To the front of the property is a tarmac driveway providing off road parking, access to the garage and gated pedestrian access to the rear garden. To the side of the property is a path to the rear garden. To the rear of the property is low maintenance garden featuring astro turf and paved patio areas.



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.

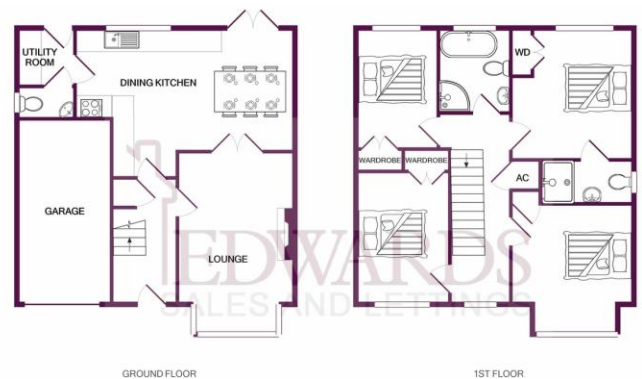
General Note

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 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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