



Leicester Road

Shepshed, Loughborough, LE12 9DF

£159,950

Property Features

- VIDEO TOUR AVAILABLE
- LOUNGE
- KITCHEN
- TWO DOUBLE BEDROOMS
- 100ft GARDEN
- RECENTLY RENOVATED
- DINING ROOM
- STORE
- FAMILY BATHROOM
- GAS CENTRAL HEATING

Full Description

VIDEO TOUR AVAILABLE This **NEWLY REFURBISHED HOME** is **READY TO GO!** Having been **UPGRADED TO A HIGH STANDARD** throughout, you really can just **WALK IN AND UNPACK!** With the kitchen, dining room and sitting room downstairs and then **TWO DOUBLE BEDROOMS** and **FAMILY BATHROOM** upstairs this is the perfect home for investors/first time buyers. Outside there is part finished **100ft REAR GARDEN** with paved patio area and brick built store at the end of the garden.

ENTRANCE

Front door into lounge.

LOUNGE

11' 09" x 11' 11 (PLUS BAY)" (3.58m x 3.63m)

PVCu double glazed bay window to the front elevation, radiator and door to dining room.

DINING ROOM

11' 10" x 11' 09" (3.61m x 3.58m)

PVCu double glazed window to the rear elevation, door to kitchen, radiator, under stairs storage and stairs to first floor.

KITCHEN

12' 05" x 7' 01" (3.78m x 2.16m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, four ring gas hob, under counter space with plumbing for washing machine, space for fridge/freezer, door to store, PVCu double glazed window to side elevation and door to side elevation leading outside.

STORE

5' 04" x 3' 10" (1.63m x 1.17m)

PVCu double glazed window to the rear elevation and built



in storage. (Ripe for conversion into either a utility room, or downstairs w.c., or simply to extend the kitchen).

LANDING

Doors to both bedrooms and family bathroom.

BEDROOM ONE

13' 06" x 11' 11" (4.11m x 3.63m)

PVCu double glazed window to the front elevation and radiator.



BEDROOM TWO

12' 00" x 10' 05" (3.66m x 3.18m)

PVCu double glazed window to the rear elevation, radiator and storage cupboard.



BATHROOM

9' 05" x 7' 01" (2.87m x 2.16m)

Fitted with a three piece suite comprising close coupled W.C., wash hand basin with storage below, bath with shower over, chrome ladder style radiator and PVCu double glazed window to rear elevation.

OUTSIDE

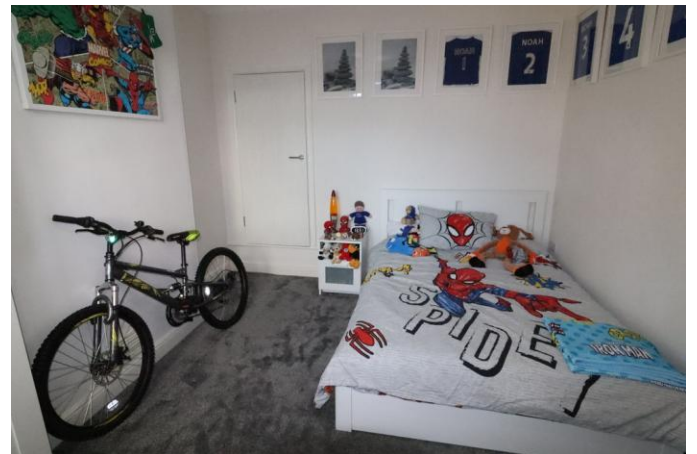
There is on street parking to this property. To the front is a small garden with brick wall, and to the side is an entry giving gated access to the rear. To the rear of the property is 100ft garden featuring part finished paving, fencing to either side and brick built store at the end of the garden.

Viewing Arrangements

Please contact Clare, Ben or Katie 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

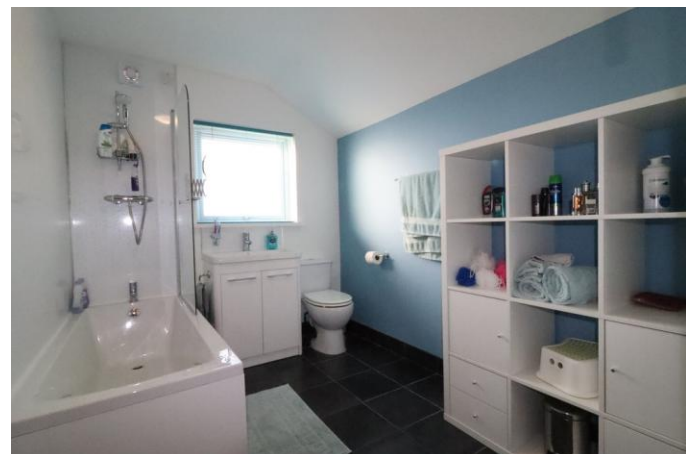
It should not be assumed that items shown in our photographs are included in the sale of the property.

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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