



St. James Road
Shepshed, Loughborough, , LE12 9JB

£179,950

Property Features

- VIDEO TOUR AVAILABLE
- OFF ROAD PARKING
- DOWNSTAIRS W.C
- MODERN SHOWER ROOM
- CAR PORT
- STUDY
- BREAKFAST KITCHEN
- LOUNGE
- THREE BEDROOMS
- WORKSHOP

Full Description

This SPACIOUS SEMI DETACHED HOUSE makes a lovely family home and boast an 14ft BREAKFAST KITCHEN with island and 16ft LOUNGE to the ground floor, a STUDY and W.C, whilst upstairs provides THREE GENEROUS BEDROOMS, modern shower room and benefits from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Outside, to the font is a low maintenance garden providing OFF ROAD PARKING and a CAR PORT, a good size rear garden and WORKSHOP completing the picture of this comfortable home, having good commuter links and within a few minutes' walk of local amenities.

ENTRANCE HALL

Front door into entrance hall, radiator, stairs off to first floor and doors to lounge and breakfast kitchen.

LOUNGE

14' 04" (MAX)" x 16' 00" (4.37m x 4.88m)

PVCu double glazed window to the front elevation, feature fireplace, radiator and PVCu double glazed windows and door to rear elevation.

BREAKFAST KITCHEN

14' 10" x 10' 11" (4.52m x 3.33m)

Fitted with a modern range of wall, base and drawer units with laminate worktops, island with breakfast bar and integrated electric oven, space for fridge/freezer, space and plumbing for washing machine, PVCu double glazed window to front and rear elevations, under stairs cupboard and pantry, radiator and door to reception room/study.

STUDY

11' 00" x 8' 03" (MAX)" (3.35m x 2.51m)

PVCu double glazed window to the front elevation, radiator, PVCu door to the rear elevation and door to w.c.



W.C

Fitted with a one piece suite comprising close coupled w.c and PVCu double glazed window to the front elevation.

LANDING

Doors to all three bedrooms, family bathroom, two storage cupboards and PVCu double glazed window to the rear elevation.

BEDROOM ONE

14' 05" x 9' 00" (4.39m x 2.74m)

Two PVCu double glazed windows to the front elevation and radiator.

BEDROOM TWO

10' 08" x 6' 08" (3.25m x 2.03m)

PVCu double glazed window to the rear elevation and radiator.

BEDROOM THREE

14' 04 (MAX)" x 9' 00 (MAX)" (4.37m x 2.74m)

Two PVCu double glazed windows to the front elevation, storage cupboard and radiator.

SHOWER ROOM

Fitted with a modern three piece suite comprising close coupled w.c, wash hand basin with storage below, corner shower cubicle. PVCu double glazed window to the rear elevation and ladder style radiator.

OUTSIDE

To the front of the property is a low maintenance garden providing off road parking for several vehicles. To the side of the property is a car port. To the rear of the property is a low maintenance garden with paved patio area and workshop all of which is enclosed by walling and wooden fencing.

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.



GROUND FLOOR



1ST FLOOR

We believe every effort has been made to ensure the accuracy of the floor plan contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency can be given.
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