



**The Meadows**

Shepshed, Loughborough, LE12 9QN

**£230,000**

## Property Features

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- \*VIDEO TOUR AVAILABLE\*
- LOUNGE/DINER
- CONSERVATORY
- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- ENTRANCE HALL
- FITTED KITCHEN
- DOWNSTAIRS W.C
- FAMILY BATHROOM
- FRONT AND REAR GARDENS



## Full Description

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\*VIDEO TOUR AVAILABLE\* this SPACIOUS SEMI DETACHED HOUSE PROVIDES EXCELLENT FAMILY ACCOMODATION. The entrance hall leads into a GENEROUS LOUNGE/DINER, modern FITTED KITCHEN, CONSERVATORY and DOWNSTAIRS W.C. Whilst upstairs the landing gives way to THREE BEDROOMS and family bathroom. To the front of this lovely home is off road parking and access to the GARAGE, the rear garden is mainly laid to lawn with paved and decked entertaining areas completing the picture of this family home in a popular residential location.



### ENTRANCE HALL

PVCu double glazed door into entrance hall with stairs off to first floor, radiator and doors to lounge, downstairs W.C and kitchen.

### DOWNSTAIRS W.C.

Fitted with a two piece suite comprising back to wall W.C., wall mounted sink and ladder style radiator.



### KITCHEN

14' 10" x 7' 2" (4.52m x 2.18m)

Fitted with a range of wall, base and drawer units with solid oak work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, built in stainless steel overhead extractor fan, integrated fridge and freezer, integrated washing machine, integrated dishwasher, tiled flooring, radiator, access to pantry housing boiler, door to lounge and PVCu double glazed window to rear elevation.

### LOUNGE/DINER

26' 9" x 9' 11" (8.15m x 3.02m)

PVCu double glazed windows to front and rear elevation, fireplace with multi fuel stove, two radiators and PVCu double glazed window and door to conservatory.



## CONSERVATORY

9' 07" x 9' 01" (2.92m x 2.77m)

Of brick and PVCu double glazed construction with PVCu double glazed French doors out to garden.

## LANDING

PVCu double glazed window to side elevation, access to loft, doors to all three bedrooms and bathroom.

## BEDROOM ONE

14' 0" x 8' 6" (4.27m x 2.59m)

PVCu double glazed window to front elevation and radiator.



## BEDROOM TWO

11' 5" x 9' 11" (3.48m x 3.02m)

PVCu double glazed window to rear elevation and radiator.



## BEDROOM THREE

8' 9" x 6' 2" (2.67m x 1.88m)

PVCu double glazed window to front elevation and radiator.



## BATHROOM

Fitted with a three piece suite back to wall W.C., vanity unit with wash hand basin and L shaped bath with shower over, chrome ladder style radiator and PVCu double glazed window to rear elevation.



## GARAGE

Up and over door into garage area with personnel door to the side elevation.

## OUTSIDE

To the front of the property is a low maintenance garden with off road parking for several vehicles and access down the side the the garage and rear garden. The rear garden is mainly laid to lawn with paved and decked entertaining areas with established borders all of which is enclosed by wooden fencing.

## GENERAL NOTES

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.

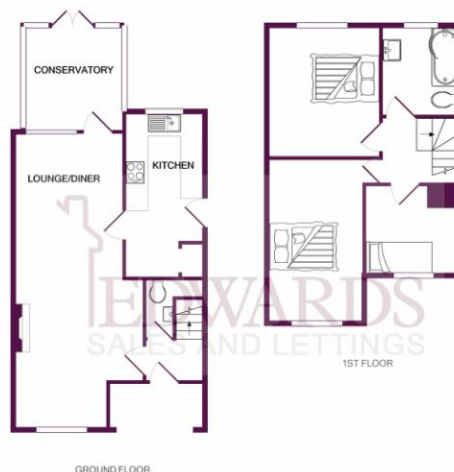
### General Note

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 misstatement. 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 is given as to their operability or efficiency can be given. Made with Metropix i2021

