



**Harley Close**

Shepshed, Loughborough, LE12 9JQ

**£220,000**

## Property Features

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- THREE BEDROOMS
- OFF-STREET PARKING
- SHOWER ROOM
- ENCLOSED REAR GARDEN
- KITCHEN/DINER
- LOUNGE
- DOWNSTAIRS W.C.

## Full Description

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This THREE BEDROOM SEMI-DETACHED home is IMMACULATELY PRESENTED THROUGHOUT and offers a SIZEABLE KITCHEN/DINER, together with LOUNGE and DOWNSTAIRS W.C. Upstairs you'll find THREE BEDROOMS, comprising of TWO DOUBLES WITH BUILT-IN WARDROBES and a SINGLE BEDROOM. There's also a GOOD-SIZED SHOWER ROOM. Outside there is OFF-STREET PARKING for THREE VEHICLES and a BEAUTIFUL ENCLOSED REAR GARDEN.

### ENTRANCE HALL

20' 6" x 4' 11" (6.25m x 1.5m)

Composite double glazed contemporary modern front door into entrance hall with carpeted stairs off to the first floor, doors leading to cloaks cupboard, downstairs WC and lounge. Fitted with practical laminate wood flooring.

### KITCHEN/DINER

15' 5" x 8' 0" (4.7m x 2.44m)

Beautifully presented stylish modern kitchen. Fitted with a range of contemporary handleless wall, base and drawer units, solid Nepeta work surfaces with undermount sink and chrome taps. Integrated appliances to include pyrolytic slide and hide Neff oven, AEG induction hob with extractor fan over and dishwasher, space for large American style fridge freezer and undercounter space and plumbing for washing machine. Space for dining room table and chairs. Laminate flooring. Composite double glazed back door and window to rear garden.

### LOUNGE

16' 1" x 15' 6" (4.9m x 4.72m)

Generously proportioned lounge with neutral modern décor. Dado rail with decorative wall paper beneath and painted



walls above, PVCu double glazed window to front elevation and door to kitchen. Radiator, carpet and feature ceiling light.

#### DOWNSTAIRS WC

4' 11" x 3' 2" (1.5m x 0.97m)

Close coupled W.C., pedestal wash hand basin, laminate wood flooring, radiator and PVCu double glazed window to front elevation.

#### LANDING

Carpet and doors leading to all bedrooms and shower room.

#### BEDROOM ONE

13' 0" x 8' 7" (3.96m x 2.62m)

Well proportioned master bedroom with feature wall and modern built in wardrobes. PVCu double glazed window to front elevation, carpet and radiator.

#### BEDROOM TWO

9' 6" x 8' 11" (2.9m x 2.72m)

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

#### BEDROOM THREE

9' 8" x 6' 7" (2.95m x 2.01m)

PVCu double glazed window to rear elevation, laminate wood flooring and radiator.

#### SHOWER ROOM

6' 2" x 6' 2" (1.88m x 1.88m)

Contemporary modern shower room comprising large shower unit with glass shower screen, wall mounted WC and contemporary wash hand basin with chrome taps. Chrome towel rail, fully tiled walls and floors, PVCu double glazed window to rear elevation.

#### OUTSIDE

Beautifully presented outside space. To the front of the property is off-street parking for one car and decorative gravel entrance area with path to front door. The side access to the property allows parking for a further two cars, storage for refuse bins and a secure gate giving access to the back garden. The immaculately presented back garden has been tended to with the utmost care and attention. Leading from the kitchen is a patio area for seating and barbecues. Steps lead to the manicured lawn, shed and wooden fencing providing privacy and security.



## GENERAL NOTES

### Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz 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.

