



Ring Fence
Shepshed, LE12 9HY

£195,000

Property Features

- TWO DOUBLE BEDROOMS
- OFF-STREET PARKING
- KITCHEN
- PRIVATE ENCLOSED REAR GARDEN
- DOWNSTAIRS W.C.
- LIVING ROOM
- UPSTAIRS DOUBLE SHOWER ROOM

Full Description

This is a GREAT SEMI-DETACHED HOUSE that is READY TO MOVE STRAIGHT INTO. Downstairs there is a GOOD-SIZED KITCHEN, plus a LOVELY LOUNGE and a DOWNSTAIRS W.C. Upstairs there are TWO DOUBLE BEDROOMS and a CONTEMPORARY DOUBLE SHOWER ROOM. Outside, to the front of the property, is a LOW-MAINTENANCE GARDEN with access down the side of the house to OFF-STREET PARKING for 2 VEHICLES at the rear. To the back of the house, you'll find a PATIO AREA leading to a PRIVATE ENCLOSED REAR GARDEN. Book your viewing today, as this is going to be popular!

ENTRANCE

Storm porch over PVCu double glazed door leading into kitchen.

KITCHEN

12' 6" x 10' 1" (3.81m x 3.07m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood, space for fridge freezer, integrated washing machine, under-counter space for tumble dryer, integrated dishwasher, cupboard concealing wall-mounted boiler, tiled flooring, radiator, stairs off to first floor, PVCu double glazed window to front elevation and door into inner hallway.

INNER HALLWAY

Door into downstairs w.c. and door into living room.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising back to wall w.c. and wash hand basin with cupboard beneath, radiator, tiled flooring and PVCu double glazed window to side elevation.



LIVING ROOM

12' 6" x 12' 1" (3.81m x 3.68m)

Radiator, wood laminate flooring and PVCu double glazed door and full length windows to rear elevation.

LANDING

Access to loft and doors to both bedrooms and shower room.

BEDROOM ONE

12' 6" x 9' 8" (3.81m x 2.95m)

PVCu double glazed window to rear elevation, fitted bedroom furniture and radiator.

BEDROOM TWO

12' 6" x 8' 9" (3.81m x 2.67m)

PVCu double glazed window to front elevation, fitted wardrobes and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and walk-in double shower cubicle, tiled flooring, chrome ladder radiator and PVCu double glazed window to side elevation.

OUTSIDE

To the front of the property is a lawn garden with shared driveway to the side giving access to two parking spaces. To the rear of the property is a mainly lawn garden with paved patio area, enclosed by wooden fencing.

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.

