



Monastery Gardens
Shepshed, LE12 9FQ

£235,000

Property Features

- TWO BEDROOMS
- UPSTAIRS FAMILY BATHROOM
- DOWNSTAIRS W.C.
- BREAKFAST KITCHEN
- LOUNGE/DINER
- INTEGRAL GARAGE
- PRIVATE ENCLOSED GARDEN

Full Description

This is a great example of CONTEMPORARY LIVING AT ITS BEST! Walk straight into a MODERN BREAKFAST KITCHEN with the benefit of a DOWNSTAIRS W.C. Take the stairs to TWO BEDROOMS and a FAMILY BATHROOM with a FRONT TO BACK LOUNGE/DINER upstairs. With an INTEGRAL GARAGE and parking to the front of it, there is also a gate into the PRIVATE ENCLOSED GARDEN.

ENTRANCE

Door into breakfast kitchen.

BREAKFAST KITCHEN

20' 1" max. x 10' 5" (6.12m x 3.18m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl sink drainer, integrated electric oven, built in ceramic hob, stainless steel extractor hood, integrated fridge freezer, under-counter space and plumbing for washing machine and dishwasher, space for dining table and chairs, two radiators, door to downstairs w.c. and PVCu double glazed French doors to side elevation leading out into the garden.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled w.c. and pedestal wash hand basin, chrome ladder radiator, space for tumble dryer and PVCu double glazed window to front elevation.

LANDING

PVCu double glazed window to front elevation, radiator, boiler storage cupboard and doors to both bedrooms and bathroom.

BEDROOM ONE

12' 7" max. x 12' 2" (3.84m x 3.71m)



PVCu double glazed window to rear elevation, built in sliding mirror wardrobes, fitted bedroom furniture and radiator.

BEDROOM TWO

8' 11" x 8' 3" (2.72m x 2.51m)

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

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and L-shaped bath with shower screen, shower over and separate shower attachment, chrome ladder radiator and PVCu double glazed window to front elevation.

LOUNGE

19' 3" x 10' 6" (5.87m x 3.2m)

Two PVCu double glazed windows and two radiators.

GARAGE

19' 8" x 9' 10" (5.99m x 3m)

Up and over door to front elevation.

OUTSIDE

To the front of the property is a tarmac driveway in front of the garage and wooden gate giving access to the side garden. To the side of the property is a private, enclosed garden, mostly lawn with paved patio area.

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.

