



**Brook Street**  
Shepshed, LE12 9RG

**£130,000**



## Property Features

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- NEWLY REFURBISHED THROUGHOUT
- END TERRACE
- BEAUTIFUL MODERN KITCHEN
- PERFECT FIRST TIME OR INVESTMENT BUY
- NEW BOILER AND CENTRAL HEATING SYSTEM
- TWO DOUBLE BEDROOMS
- STUNNING BATHROOM
- OPEN PLAN RECEPTION ROOMS

## Full Description

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This NEWLY REFURBISHED HOME is READY TO GO! Having been UPGRADED TO A HIGH STANDARD throughout including NEW BOILER AND CENTRAL HEATING SYSTEM, new bathroom, NEW KITCHEN as well as being decorated and having NEW FLOORING, you really can just WALK IN AND UNPACK! With open plan reception rooms downstairs and the TWO DOUBLE BEDROOMS upstairs, inside is everything you could dream of. Outside there is a low maintenance REAR GARDEN, this END TERRACE home really is one to view!

### LIVING ROOM

12' 2" x 11' 0" (3.71m x 3.35m)

Front door into living room, with PVCu double glazed window to the front elevation, radiator and feature fireplace.

### DINING ROOM

12' 0" x 11' 9" (3.66m x 3.58m)

PVCu double glazed window to the rear elevation, radiator, stairs leading to the first floor and door to the kitchen.

### KITCHEN

13' 9" x 5' 11" (4.19m x 1.8m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, integrated electric oven, built in gas hob, stainless steel overhead extractor fan, space and plumbing for washing machine, space for fridge freezer, cupboard housing boiler, PVCu double glazed window to the side elevation, radiator and PVCu double glazed door leading to the rear garden.

### LANDING

Doors leading to both bedrooms and bathroom, radiator and access to the loft.



### BEDROOM ONE

12' 2" x 11' 0" (3.71m x 3.35m)

PVCu double glazed window to the front elevation and radiator.



### BEDROOM TWO

11' 10" x 9' 1" (3.61m x 2.77m)

PVCu double glazed window to the rear elevation, radiator and built in storage cupboard.



### BATHROOM

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin, bath with waterfall style shower over, chrome ladder style radiator, PVCu double glazed window to side elevation.

### OUTSIDE

To the rear of the property is a low maintenance enclosed garden with patio area and steps leading up to stone garden.

### Viewing Arrangements

Please contact Clare, Stef, Hannah or Becky 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.

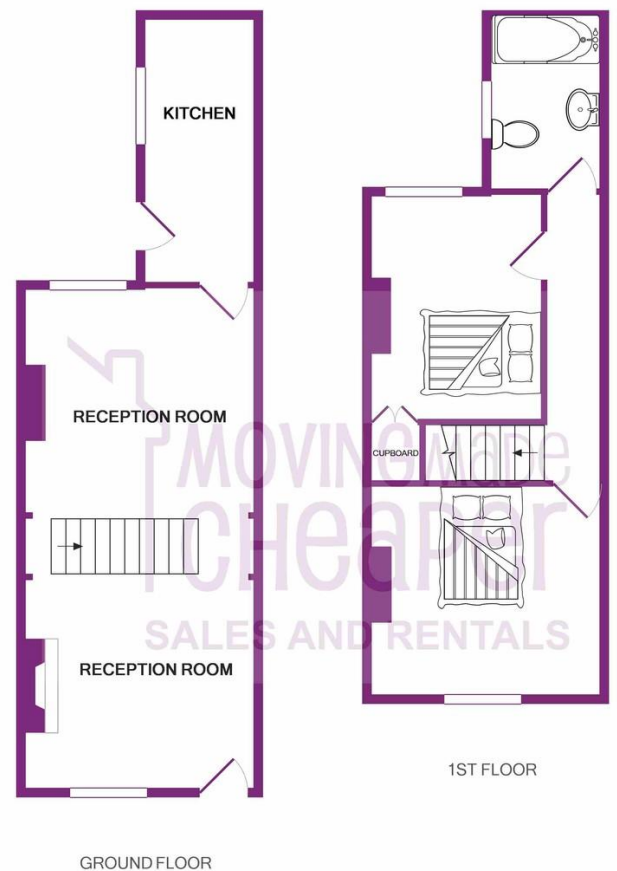
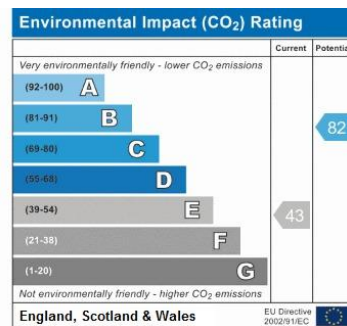
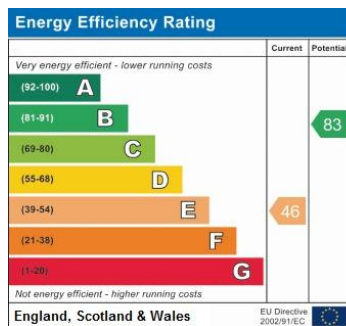


## Money Laundering

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.



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 mis-statement. 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 as to their operability or efficiency can be given  
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