



**212 Charnwood Road**  
, Shepshed, Leicestershire, LE12 9NR

**£240,000**

## Property Features

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- LARGE SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- IMMACULATELY PRESENTED
- 15FT MODERN KITCHEN
- STUNNING BATHROOM WITH FOUR-PIECE BATHROOM SUITE
- OFF ROAD PARKING
- REAR GARDEN AND OUTSIDE STORE

## Full Description

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\*\* Our motivated Vendors have already found their next dream home \*\* Beautifully decorated throughout, this LARGE 4 BED SEMI, set over 3 floors, is spacious and versatile with THREE RECEPTION ROOMS, 15ft kitchen and large family bathroom with four-piece suite. Outside is just as impressive with OFF ROAD PARKING, lovely garden and garden store fitted with PVCu double glazing, power and light. You can just move straight in and enjoy!

### ENTRANCE HALL

PVCu double glazed door, with side panel, into entrance hall with stairs off to first floor, mains fire alarm system with battery back up, emergency lighting, fire door dividing stairs and ground floor accommodation, and doors to living room, dining room and cellar.

### CELLAR

Stairs down to storage area.

### LIVING ROOM

15' 2" x 12' 0" (4.62m x 3.66m)

PVCu double glazed square bay window to front elevation, PVCu double glazed window to side elevation, feature fireplace and radiator.

### DINING ROOM

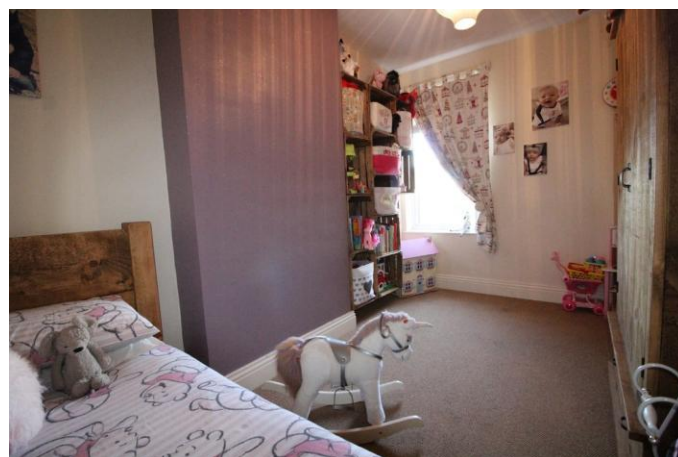
13' 8" x 12' 0" (4.17m x 3.66m)

PVCu double glazed windows to side and rear elevations, feature fireplace, radiator and door to breakfast room.

### BREAKFAST ROOM

10' 1" x 7' 8" (3.07m x 2.34m)

PVCu double glazed window to side elevation, feature fireplace, radiator, tile effect laminate flooring and opening into kitchen.



## KITCHEN

15' 2" x 7' 8" (4.62m x 2.34m)

Fitted with a modern range of wall, base and drawer units with laminate work surfaces, stainless steel sink, integrated electric oven, built in electric hob, stainless steel extractor hood, under-counter space and plumbing for washing machine, radiator, tile effect laminate flooring, two PVCu double glazed windows to side elevation and PVCu double glazed door to side elevation leading outside.



## FIRST FLOOR LANDING

Store room (housing boiler and with radiator), radiator, two smoke detectors, emergency lighting, doors to two bedrooms and bathroom, and fire door giving access to further landing with PVCu double glazed window to side elevation, radiator and stairs off to second floor.

## BEDROOM ONE

14' 11" x 12' 0" (4.55m x 3.66m)

PVCu double glazed square bay window to front elevation and radiator.



## BEDROOM TWO

13' 8" x 8' 9" (4.17m x 2.67m)

PVCu double glazed window to rear elevation and radiator.



## FAMILY BATHROOM

8' 5" x 7' 8" (2.57m x 2.34m)

Fitted with a modern white four piece suite comprising close coupled W.C., pedestal wash hand basin, bath with shower attachment and corner shower cubicle, ladder radiator and PVCu double glazed window to rear elevation.

## SECOND FLOOR LIGHTING

Emergency lighting and doors to both bedrooms.

## BEDROOM THREE

12' 1" x 9' 9" (3.68m x 2.97m)

PVCu double glazed window to side elevation, storage in the eaves and radiator.

## BEDROOM FOUR

11' 2" x 6' 10" (3.4m x 2.08m)

PVCu double glazed window to side elevation and radiator.

## GARDEN STORE ROOM

8' 4" x 5' 4" (2.54m x 1.63m)

PVCu double glazed door into garden store room with PVCu double glazed window to rear elevation, power and lighting



and door to W.C.

**OUTSIDE W.C.**

Fitted with a modern, white two piece suite comprising close coupled W.C. and pedestal wash hand basin.

**OUTSIDE**

The front of the property is paved providing off road parking and giving access to the rear. The rear garden is tiered with paved patio area leading to artificial grass areas with lawn at the bottom of the garden, enclosed by wooden fencing.



**GENERAL NOTES**

**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**

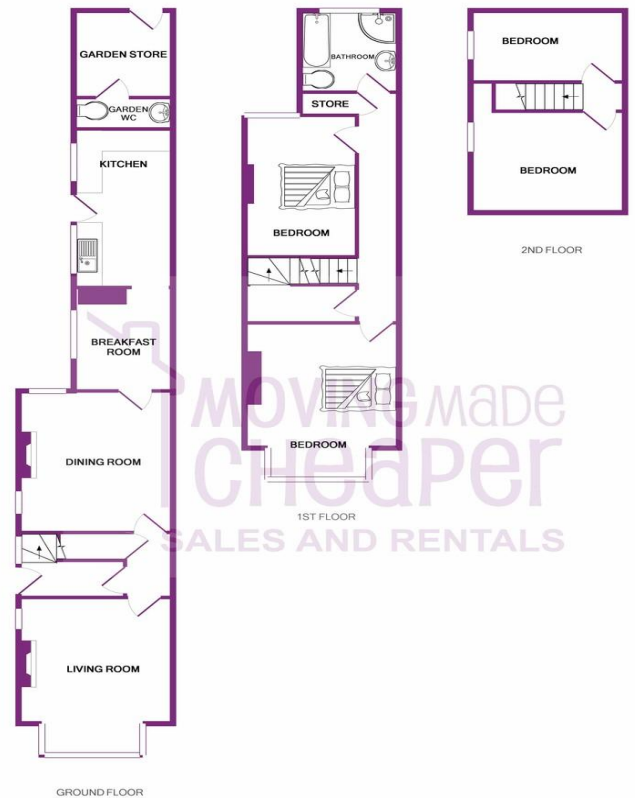
Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

**Money Laundering**

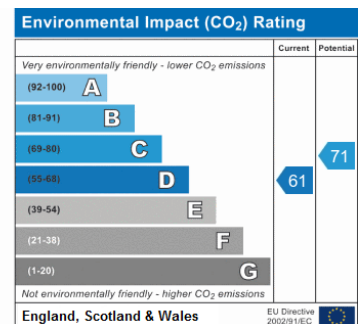
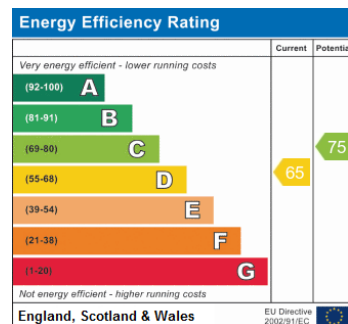
Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

**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. Made with Metropac 02018



38 Frederick Street  
Loughborough  
Leicestershire  
LE11 3BJ

@ [movingmadecheaper.co.uk](https://www.movingmadecheaper.co.uk)  
✉ [info@movingmadecheaper.co.uk](mailto:info@movingmadecheaper.co.uk)  
☎ 01509 268208

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

