



60 Anson Road
Shepshed, Loughborough, LE12 9PU

£197,950

Property Features

- IMMACULATE SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE
- DINING ROOM
- MODERN FITTED KITCHEN
- CONSERVATORY
- PARKING FOR SEVERAL CARS
- DETACHED GARAGE
- FAMILY BATHROOM WITH SEPARATE W.C.
- DOWNSTAIRS WC

Full Description

This SPACIOUS and IMACULATE SEMI DETACHED makes the PERFECT CHOICE for COMFORTABLE FAMILY LIVING. The ground floor boasts a GENEROUS LOUNGE, open to the DINING ROOM, CONSERVATORY, MODERN FITTED KITCHEN and WC, whilst upstairs provides THREE BEDROOMS, MODERN BATHROOM and separate WC. Standing proudly on an elevated plot with BLOCK PAVED DRIVE, having gated access to further parking and DETACHED GARAGE this LOVELY HOME, complimented by a DELIGHTFUL REAR GARDEN, is close to local amenities and excellent bus service, all adding to the appeal of this family home in a popular commuter village.

PORCH

Front door into porch, windows to front elevation and door into hallway.

HALLWAY

Radiator, door to lounge and W.C., and stairs to first floor.

LOUNGE

14' 10" x 11' 5" (4.52m x 3.48m)

PVCu double glazed window to front elevation, Adam style fireplace with gas fire, radiator and open to dining room.

DINING ROOM

11' 3" x 10' 0" (3.43m x 3.05m)

Radiator, door to kitchen and sliding doors into conservatory.

CONSERVATORY

9' 3" x 8' 4" (2.82m x 2.54m)

Brick and PVCu double glazed construction with French doors to outside.



KITCHEN

14' 10" x 7' 1" (4.52m x 2.16m)

Fitted with a range of wall, base and drawer units fitted with laminate work surfaces, one and a half bowl sink drainer, built in electric oven, integrated gas hob, stainless steel overhead extractor fan, under counter space with plumbing for dishwasher and washing machine, space for fridge freezer, radiator, pantry, PVCu double glazed window to rear elevation and door to outside.



DOWNSTAIRS W.C.

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

LANDING

PVCu double glazed window to side elevation, doors to all bedrooms, bathroom and W.C.

BEDROOM ONE

14' 9" x 10' 0" (4.5m x 3.05m)

PVCu double glazed window to front elevation and radiator.



BEDROOM TWO

11' 7" x 10' 0" (3.53m x 3.05m)

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

BEDROOM THREE

8' 5" x 7' 6" (2.57m x 2.29m)

PVCu double glazed window to front elevation and radiator.



BATHROOM

Fitted with a two piece suite comprising vanity unit wash hand basin and bath with shower over and PVCu double glazed window to rear elevation.

W.C.

Fitted with a close coupled W.C., and PVCu double glazed window to side elevation.

GARAGE

Detached garage located to the rear of the property, fitted with an up and over door.

OUTSIDE

To the front of the property is a block paved driveway providing off road parking for multiple cars and gates giving access to the rear. To the rear of the property is a lawn garden with established borders and patio seating area.



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

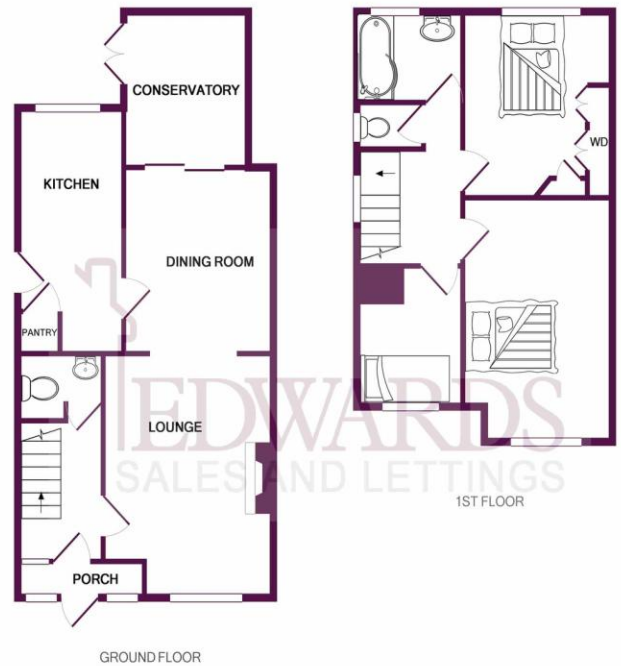
Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

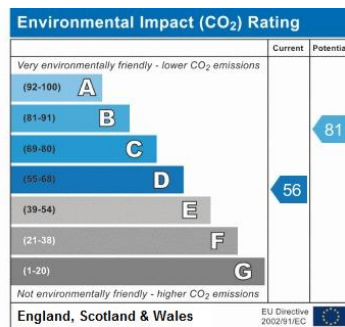
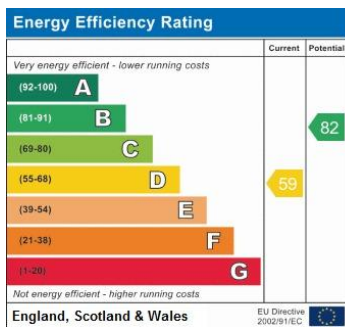
Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

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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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

