EDWARDS
SALES AND LETTINGS

Abbey Close

Shepshed, Loughborough, LE12 9EH

Offers Over £300,000

Property Features

- IMMACULATE DETACHED HOUSE
- FOUR BEDROOMS
- MASTER EN SUITE
- STUNNING 21FT LIVING/DINING/KITCHEN
- INTEGRATED APPLIANCES
- UTILITY ROOM
- 21FT SITTING ROOM
- DOWNSTAIRS WC
- LANDSCAPED GARDENS
- DETACHED GARAGE AND DRIVEWAY

Full Description

This MAGNIFICENT DETACHED HOUSE was the show home for this delightful development on this SOUGHT AFTER 'FRINGE' of the village, and is still in SHOW HOME CONDITION! But, don't just take our word for it, BOOK TO VIEW to fully appreciate the STUNNING 21FT LIVING/DINING/KITCHEN, having INTEGRTAED APPLIANCES and UTILITY ROOM off, FABULOUS, 21FT SITTING ROOM and WC to the ground floor, with FOUR BEAUTIFUL BEDROOMS, all with FITTED WARDROBES, MASTER EN SUITE and family bathroom upstairs. Outside is equally immaculate, with established landscaped gardens and DRIVEWAY leading to the DETACHED GARAGE completing the picture of this SPACIOUS FAMILY HOME…….. Could this be 'THE ONE' you've been waiting for?

ENTRANCE HALL
Front door into entrance hall with PVCu double glazed windows to front elevation, radiator, stairs leading to first floor and doors leading to living/dining/kitchen, sitting room, w.c.

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

LIVING/DINING/KITCHEN
21' x 15' 9 (MAX)" (6.4m x 4.8m)
Kitchen area:
Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated electric double oven, built in gas hob, overhead extractor fan, under-counter space and plumbing for dishwasher, built in fridge freezer, tiled flooring and door into utility room.

Living/Dining area:
PVCu double glazed window to the front elevation, radiator, continuation of tiled flooring, large bay area with PVCu double glazed windows and patio doors leading to garden.

UTILITY ROOM
Fitted with a range of wall and base units with laminate work surfaces, under-counter space and plumbing for washing machine, wall-mounted boiler, continuation of tiled flooring and external door leading out to the side of the property.

SITTING ROOM
21' 3" x 11' 3 (Plus Bay)" (6.48m x 3.43m)
PVCu double glazed bay window to the side elevation, PVCu double glazed window to the front elevation, Adam style fireplace with gas fire and two radiators.

LANDING
Doors leading to four bedrooms, family bathroom and airing cupboard. PVCu double glazed window to the rear elevation and radiator.

BEDROOM ONE
14' 10 (MAX)" x 10' 9" (4.52m x 3.28m)
PVCu double glazed windows to the front and side elevations, built in wardbrobe, radiator and door leading to en suite.

EN SUITE
Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and shower cubicle, radiator and PVCu double glazed window to side elevation.

BEDROOM TWO
12' 2" x 10' 2" (3.71m x 3.1m)
PVCu double glazed windows to the front and side elevations, built in wardbrobe and radiator.

BEDROOM THREE
11' 5" x 8' 7" (3.48m x 2.62m)
PVCu double glazed window to the side elevation, built in wardbrobe and radiator.

BEDROOM FOUR
9' 8" x 8' 5" (2.95m x 2.57m)
PVCu double glazed window to the front elevation, storage, built in wardrobe and radiator.

OUTSIDE

To the front of the property lies a paved pathway leading to the storm porch. Hedging and established shrubbery surrounds the front elevations of the property. To the side of the property is off road parking and a garage with access to the garden. The garden is walled to the front and side elevations, with laid to lawn area, paved patio area and paved pathways.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Hannah, Becky or Ben to arrange your viewing.

Fixtures, Fittings and Appliances

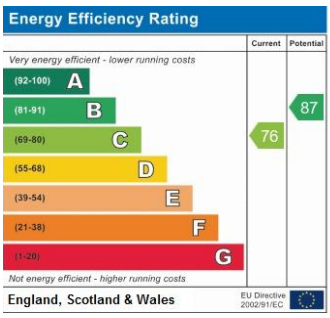
Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

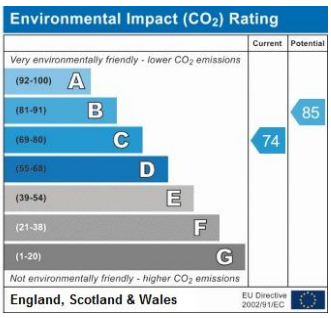
Internal photographs

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

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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 are 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