EDWARDS
SALES AND LETTINGS

Factory Street

Shepshed, Loughborough, LE12 9AQ

£155,000

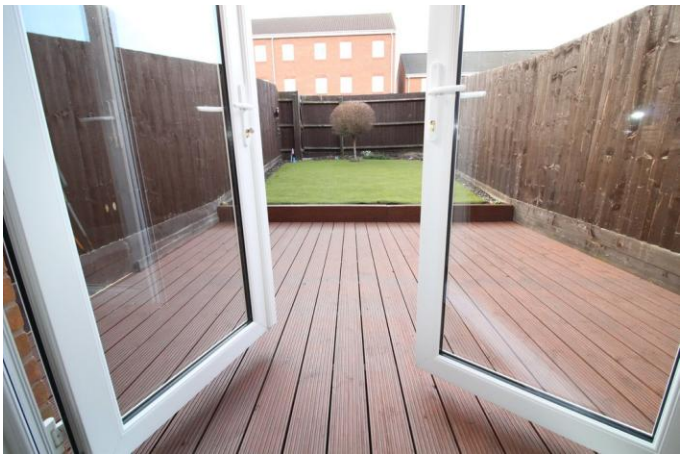
Property Features

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN
- DOWNSTAIRS WC
- FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- GARAGE AND PARKING SPACE

Full Description

WOW! This IMMACULATE TOWN HOUSE being offered with NO UPWARD CHAIN is hard to beat! Boasting TWO DOUBLE BEDROOMS, LOUNGE/DINER, FITTED KITCHEN, DOWNSTAIRS WC and family bathroom all complimented by hardly worn flooring and benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Outside is equally neat, with a low maintenance garden, having a decked terrace and gate leading to the rear where the GARAGE with PARKING to the front is situated. All in all, a BRILLIANT BUY within walking distance of the centre of this popular commuter village.

ENTRANCE HALL
Door into entrance hall with stairs off to first floor, radiator, tiled flooring, under-stairs storage cupboard and doors to downstairs w.c., kitchen and lounge diner.



DOWNSTAIRS W.C.
Fitted with a two piece suite comprising close coupled w.c. and wash hand basin, radiator and continuation of tiled flooring.

KITCHEN
10' 0" x 6' 0" (3.05m x 1.83m)
Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood, space for fridge freezer, under-counter space and plumbing for washing machine (can be included), radiator, continuation of tiled flooring and PVCu double glazed window to front elevation.

LOUNGE DINER
12' 6" x 12' 6" (3.81m x 3.81m)
Radiator and PVCu double glazed French doors to rear elevation leading out into the garden.

LANDING
Access to loft, radiator and doors to both bedrooms and bathroom.

BEDROOM ONE
12' 7" x 11' 0" max. (3.84m x 3.35m)
PVCu double glazed window to rear elevation and radiator.

BEDROOM TWO
12' 8" x 8' 2" (3.86m x 2.49m)
PVCu double glazed window to front elevation, radiator and built in over-stairs cupboard.

BATHROOM
Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower screen and shower over.

GARAGE
Brick built single garage with driveway in front.

OUTSIDE
To the front of the property are steps leading up to the front door. To the rear of the property is a private garden, laid with an artificial lawn and with a decked area, enclosed by wooden fencing with gated access for bins and leading to the garage and parking.

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

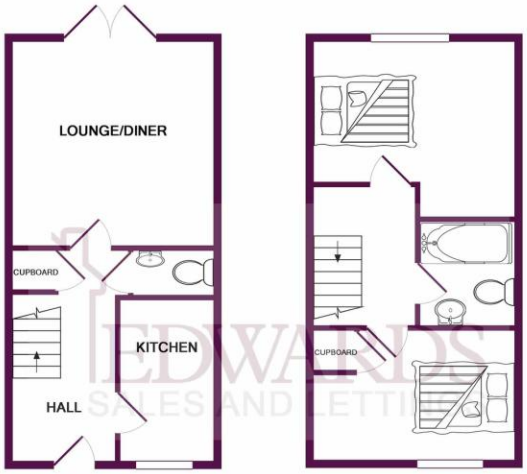
Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

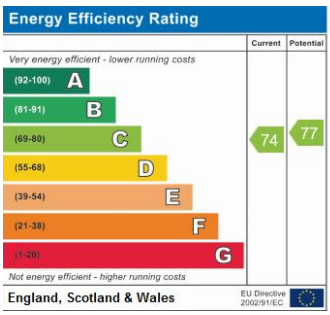
Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

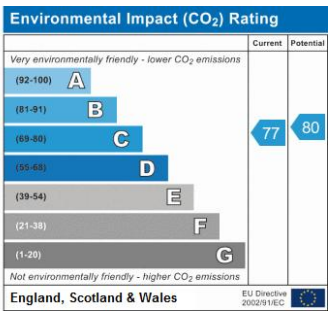
General Note

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 authority to make or give any warranty in respect to the property.



GROUND FLOOR 1ST FLOOR





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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