EDWARDS
SALES AND LETTINGS

Coachmans Court

Shepshed, Loughborough, LE12 9SE

£169,950

Property Features

- NO UPWARD CHAIN
- FRONT AND REAR GARDENS
- THREE BEDROOMS
- LOUNGE
- CUL DE SAC LOCATION
- RECENTLY INSTALLED BOILER
- ALLOCATED PARKING
- SEMI DETACHED
- SEPARATE DINING ROOM
- POPULAR VILLAGE

Full Description

Well presented THREE BEDROOM SEMI is coming to the market with NO UPWARD CHAIN! The property has been lovingly cared for throughout, including a RECENTLY INSTALLED BOILER and radiators. The LOUNGE is BRIGHT and SPACIOUS whilst overlooking the WELL MAINTAINED FRONTGARDEN as well as a SEPARATE DINING ROOM that looks out onto the BEAUTIFUL REAR GARDEN. This home also features ALLOCATED PARKING and is all located within a LOVELY CUL DE SAC within a popular commuter village.

PORCH
Front door into porch area,PVCu double glazed window to the side elevation and door to entrance hall.

ENTRANCE HALL
Stairs off to first floor and door leading to lounge.

LOUNGE
13' 0" x 11' 0" (3.96m x 3.35m)
PVCu double glazed window to the front elevation, radiator, Adam style fireplace with gas fire and double doors leading to dining area.

DINING ROOM
11' 6" x 7' 9" (3.51m x 2.36m)
PVCu double glazed sliding door to the rear elevation, radiator, under stairs cupboard and sliding door leading to kitchen area.

KITCHEN
11' 8" x 5' 10" (3.56m x 1.78m)
Fitted with a range of wall, base and drawer units with laminate work surfaces, wall mounted boiler, stainless steel sink drainer, space for cooker, extractor over, space and

plumbing for washing machine, space for fridge freezer, PVCu double glazed window to the side elevation and door to the rear elevation leading out to garden.

LANDING
Doors leading to all three bedrooms and family bathroom, airing cupboard and access to part boarded loft through hatch and loft ladder.

BEDROOM ONE
11' 0" x 8' 5" (3.35m x 2.57m)
PVCu double glazed window to front elevation, radiator and built in wardrobe.

BEDROOM TWO
9' 2" x 8' 5" (2.79m x 2.57m)
PVCu double glazed window to the rear elevation and radiator.

BEDROOM THREE
9' 2" x 5' 4" (2.79m x 1.63m)
PVCu double glazed window to the rear elevation and radiator.

BATHROOM
Fitted with a three piece suite comprising low flush w.c, pedestal wash hand basin and bath with shower over, radiator and PVCu double glazed window to the side elevation.

OUTSIDE
To the front of the property lies a large lawned area with borders and paved pathways, gated side access to the property providing access to the rear garden. To the rear of the property is a paved patio area and a laid to lawn garden with established borders. Adjacent to the property is the allocated parking space.

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

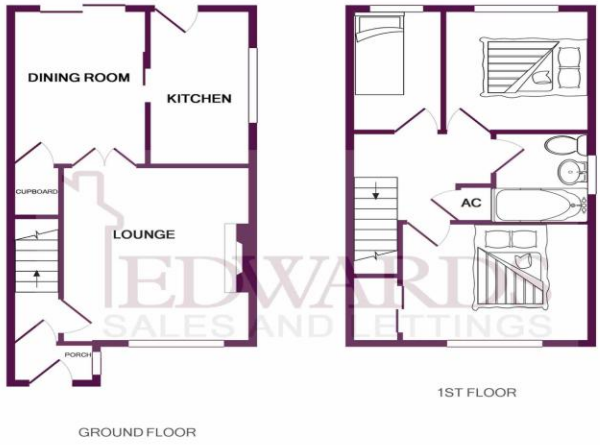
Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

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.



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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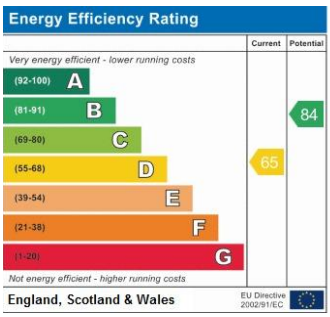

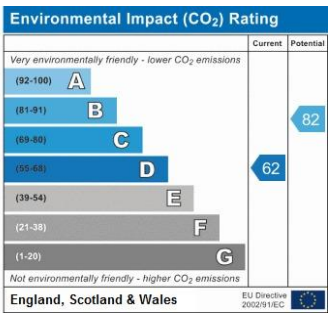

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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