



**LEICESTER ROAD,
SHEPshed, LE12 9DF**

**£190,000
FREEHOLD**

A beautifully appointed and presented property, renovated as a 'forever home' by the current vendors with quality fixtures and fittings throughout and guarantees for all major restoration undertaken. Stylish, contemporary kitchen, bathroom and decor with wonderful west facing family garden. Well located three miles from Loughborough, with excellent rated schools and a new Aldi supermarket opening at the end of the road, Shepshed provides local amenities, newsagents/post office, and a number of pubs and restaurants. In addition there are excellent road links to Nottingham, Derby and Leicester with further access to the M1 motorway, A42/M42, A50 and East Midland Airport at Castle Donington.

EDWARDS
SALES AND LETTINGS

LEICESTER ROAD

Totally renovated throughout | Beautiful fixtures and fittings | 3 bedrooms | Quality kitchen and new bathroom | Fabulous long family garden | Energy efficient windows and walls | Top quality flooring | Excellent location | Charnwood Borough Council Band A | EPC rating D



PROPERTY SUMMARY

A beautifully appointed and presented property, renovated as a 'forever home' by the current vendors with quality fixtures and fittings throughout and guarantees for all major restoration undertaken. Stylish, contemporary kitchen, bathroom and decor with wonderful west facing family garden. Well located three miles from Loughborough, with excellent rated schools and a new Aldi supermarket opening at the end of the road, Shepshed provides local amenities, newsagents/post office, and a number of pubs and restaurants. In addition there are excellent road links to Nottingham, Derby and Leicester with further access to the M1 motorway, A42/M42, A50 and East Midland Airport at Castle Donnington.

FULL DESCRIPTION

Full and recent renovation of this lovely terraced home has comprised of full insulation to walls, floors and loft space creating a very economical and energy efficient home. Kardean flooring and builders warrantee for work undertaken to roof and walls make this home exceptionally good value. Further improvement done to fully board the attic, add damp proof membrane and decorate with top quality paint throughout. Open plan living/dining area zoned by stylish modern staircase creating a spacious sitting room flooded with light from a large bay window and cosy dining area complemented by wood burning stove and slate hearth leading directly to kitchen and outdoors. Three good sized bedrooms upstairs and truly stunning west facing garden providing versatile indoor/outdoor lifestyle.

LOUNGE/DINER

26' 4" x 10' 9" (8.03m x 3.28m) UPVc double glazed bay

window to front aspect and further window to rear aspect. Kardean flooring, feature wood burning stove with slate hearth, radiators, feature staircase to upper floor, door to kitchen.

KITCHEN

13' 3" x 6' 4" (4.04m x 1.93m) Galley style kitchen fitted with a range of wall, base and drawer units, freestanding cooker with extractor fan above. Stainless steel sink and drainer, space for fridge freezer and washing machine. Kardean flooring, UPVc double glazed window to garden, doors to rear garden and to shower room.

SHOWER ROOM

6' 4" x 5' 8" (1.93m x 1.73m) Newly fitted with a modern and contemporary three piece suite comprising walk in shower unit, close coupled WC and pedestal wash hand basin with fitted storage unit beneath and further mirrored storage unit to wall. Tiled flooring and walls. Radiator and frosted UPVc double glazed window to rear garden.

BEDROOM ONE

11' 4" x 11' 0" (3.45m x 3.35m) UPVc double glazed window to front aspect, Kardean flooring, fitted wardrobes and radiator.

BEDROOM TWO

12' 0" x 7' 7" (3.66m x 2.31m) UPVc double glazed window to rear aspect, Kardean flooring and radiator.

BEDROOM THREE

12' 0" x 6' 0" (3.66m x 1.83m) UPVc double glazed window to rear aspect, Kardean flooring and radiator.

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

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.

It should not be assumed that items shown in our photographs are included in the sale of the property.

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.

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.

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.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the

provider is expected to pay us the corresponding Referral Fee.

LEICESTER ROAD







LEICESTER ROAD

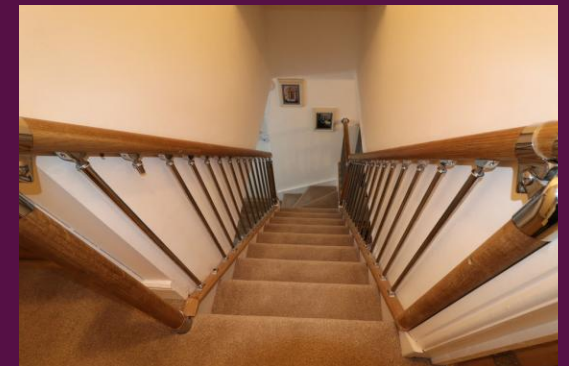
ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

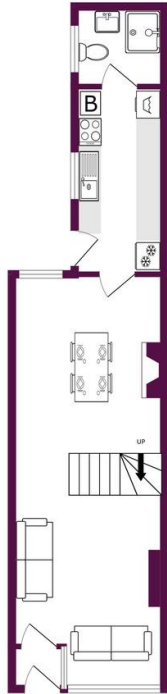
Council Tax – Band A

Viewings – By Appointment Only

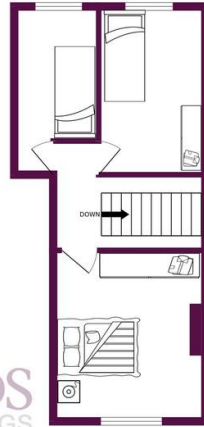
Tenure – Freehold



GROUND FLOOR
428 sq. ft. (39.7 sq. m.) approx.



1ST FLOOR
346 sq. ft. (32.1 sq. m.) approx.



EDWARDS
SALES AND LETTINGS

TOTAL FLOOR AREA: 773 sq. ft. (71.8 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Mapbox ©2023



OFFICE

38 Frederick Street
Loughborough
LE11 3BJ

01509 268208
info@helloedwards.co.uk
www.helloedwards.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements