



## Conway Drive

Shepshed, LE12 9PP

Masses of potential

Large 2 bed semi-detached

Kitchen/diner overlooking garden

Large family sized garden

Off street parking for multiple cars

Lovely quiet residential location

2 Double bedrooms

PVCu double glazed windows

**Offers Over £185,000**

 **EDWARDS**  
SALES AND LETTINGS



## FULL DESCRIPTION

A spacious contemporary two double bedroom semi detached property featuring a full width kitchen/diner and a private good sized rear garden. The accommodation offers PVCu double glazing and gas central heating and briefly comprises of: Entrance hall, lounge, kitchen/diner, two large double bedrooms and a modern style bathroom. The front aspect provides ample parking for multiple cars whilst the delightful family rear garden is mainly laid to lawn and not overlooked. A desirable residential location and is just around the corner from the local nature trail 'The Jubilee' walk and Shepshed provides local amenities, good schools, 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.

## ENTRANCE HALL

PVCu front door leading to small entrance with space for coats, radiator, tiled flooring and doors to kitchen/diner and lounge.

## KITCHEN/DINER

14' 1" x 9' 4" (4.29m x 2.84m) The kitchen fitted with a range of modern wall and base units with laminate work surfaces. Electric hob, grill and oven with extractor fan over. Stainless steel one and a half bowl sink unit with mixer tap over. Vinyl flooring. Sliding patio doors leading to the outside. Space for a fridge/freezer, tumble dryer and washing machine. Ample space for dining room table and chairs. PVCu double glazed window to the rear elevation. Radiator.

## LOUNGE

14' 1" x 11' 8" (4.29m x 3.56m) PVCu double glazed bow window to the front elevation. Adam's style fire surround with an inset electric fire. Laminate flooring. Radiator. Stairs accessing the first floor.

## LANDING

0m x 0m) The landing gives way to two bedrooms and a family bathroom. uPVC double glazed window to the side elevation. Loft access.

## BEDROOM ONE

14' 2" x 8' 8" (4.32m x 2.64m) Two PVCu double glazed windows to the front elevation. Carpeted flooring. Built-in cupboard. Radiator.

## BEDROOM TWO

9' 4" x 7' 10" (2.84m x 2.39m) PVCu double glazed window to the rear elevation. Laminate wood flooring. Built-in cupboard. Radiator.

## BATHROOM

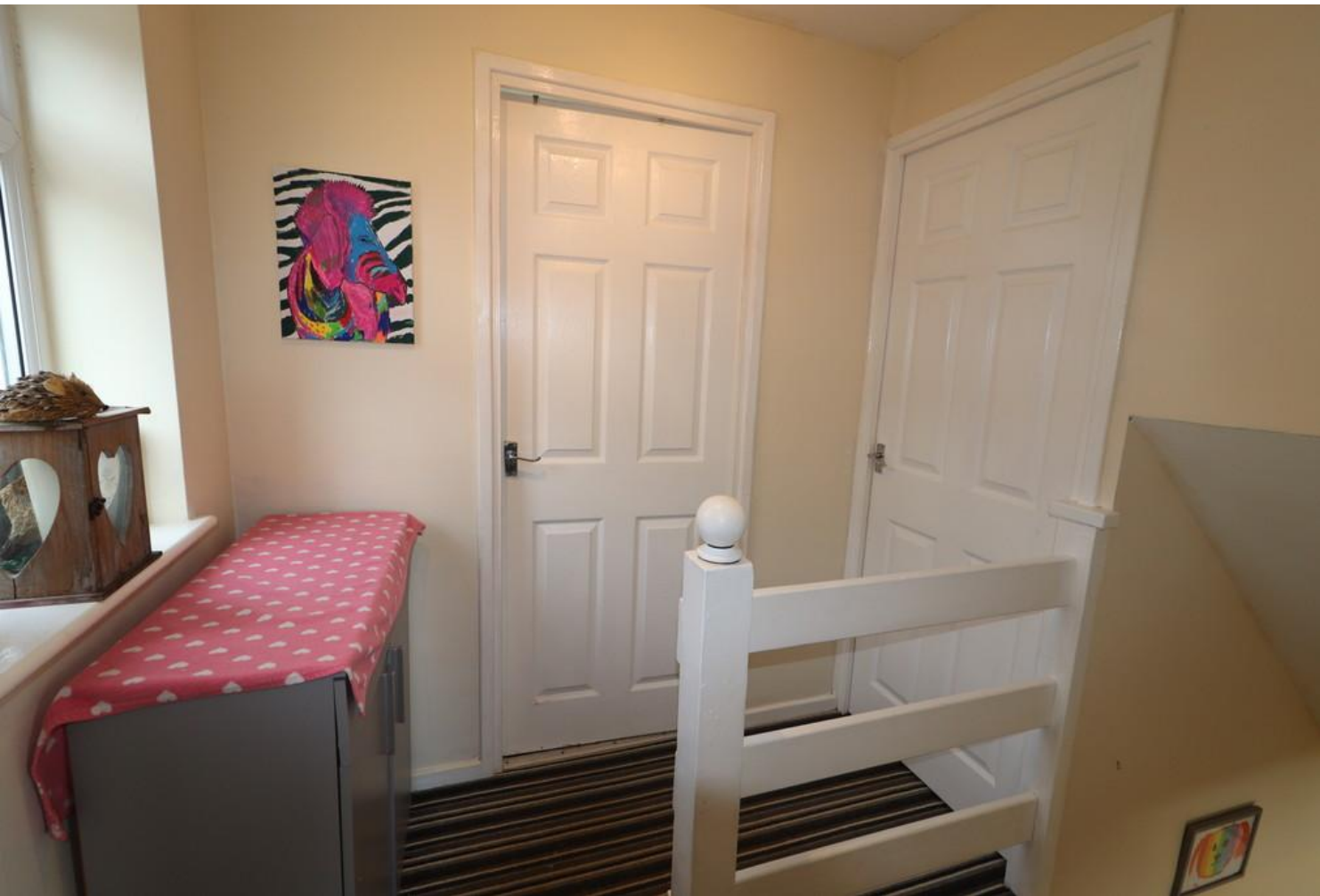
6' 5" x 6' 0" (1.96m x 1.83m) PVCu double glazed window to the rear elevation. Fitted with modern white three piece suite comprising: low flush WC, pedestal wash hand basin and a panelled bath with a shower over and a glass screen. Fully tiled walls and a chrome towel rail. Vinyl flooring.

## OUTSIDE

The front of the property has a driveway with wooden gate leading to rear and the front garden converted to accommodate off-street parking for multiple vehicles.

The lovely family-sized rear garden is mainly laid to lawn with established bed borders and patio area for seating off the kitchen. Not overlooked from the rear providing privacy. Garden shed. Timber fencing surround.





## 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

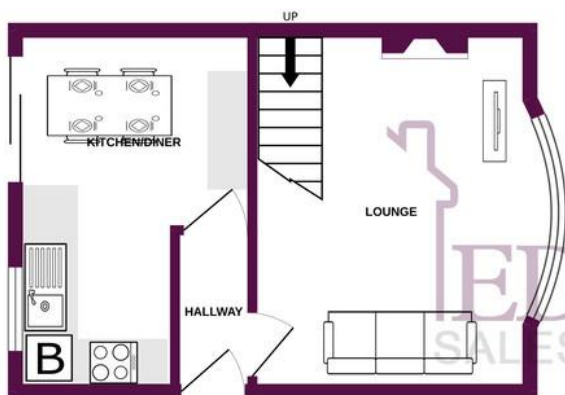
purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

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.

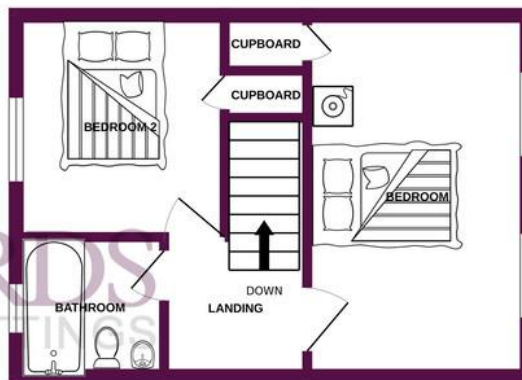
We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to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

GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



**COUNCIL TAX BAND**

Tax band B

**TENURE**

Freehold

**LOCAL AUTHORITY**

Charnwood Borough Council

TOTAL FLOOR AREA: 575 sq.ft. (53.5 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 Metropix ©2023

🏠 38 Frederick Street  
Loughborough  
Leicestershire  
LE11 3BJ

@ [helloedwards.co.uk](https://helloedwards.co.uk)  
✉ [info@helloedwards.co.uk](mailto:info@helloedwards.co.uk)  
☎ 01509 268208

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

