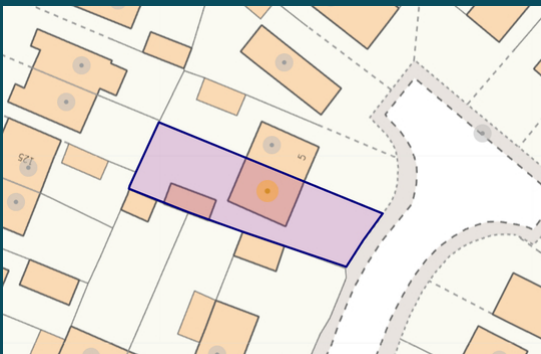




4 Tetbury Drive, Shepshed

Leicestershire, LE129NF

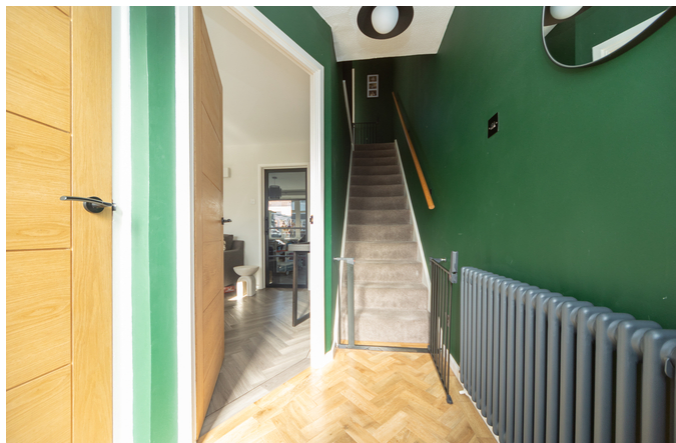
MOORE
& YORK



Property at a glance:

- Semi detached home
- Three bedrooms
- Modern kitchen & bathroom
- Re-fitted throughout
- Plentiful parking
- Garage/home office
- Cul de sac location
- Close to countryside
- Ready to move in

£259,950 Freehold



A beautifully presented semi-detached home in this popular and sought after part of the town which enjoys a quiet cul-de-sac location and has been updated, re-fitted and modernised by the owners to create a contemporary home that anyone would be proud of. The Upvc glazed and central heated living spaces include the entrance hall, lounge, kitchen diner with french doors to the garden and on the first floor two double and one single bedrooms and the family bathroom. Outside, the gardens are level and family friendly with lawns, planting and seating space. The driveway is deep with room for several cars leading to the garage/home office.

SHEPSHED

Shepshe is a thriving small town and popular location ideally placed for access to the University town of Loughborough with its fine range of amenities, shops, pubs and restaurants as well as recreational pursuits being situated on the edge of the renowned Charnwood Forest with a wealth of golf courses, equestrian facilities and of course Beacon Hill and Bradgate Parks.

The town is ideally positioned for commuting throughout the midlands with excellent access to the M1, A/M42, Midland Mainline train services and East Midlands International Airport at junction 23a of the M1.



THE PROPERTY

This extremely well presented semi-detached home has been modernised, re-fitted and improved throughout by the present owners whom have undertaken replacing the roof and cladding, re-flooring, new radiators and boiler, decor, bathroom and kitchen refitting, fitted wardrobes, the home office space addition and more.

ENERGY PERFORMANCE RATING

The property has an EPC rating of 'TBC' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.





FRONT GARDEN, DRIVEWAY AND GARAGE

The frontage is notably set back from the roadway behind a deep lawned garden with the driveway set to the left of the plot and providing parking for three or four cars.

The single garage is situated at the foot of the driveway with Up/over door for access, internal lighting and power laid on and being now used for storage with the rear 50% of the space converted to a home office.

HALL

2.59m x 1.34m (8' 6" x 4' 5") With built in cloaks cupboard to side and contemporary radiator, ceiling light, stairs to the first floor, herringbone oak effect Karndean flooring and door through to:

LOUNGE

4.18m x 3.82m (13' 9" x 12' 6") max. With Upvc bow window to the front elevation, ceiling light, contemporary style radiator, Amtico timber effect flooring. Door at the rear to:

KITCHEN & DINING ROOM

5.12m x 3.41m (16' 10" x 11' 2") max. A spacious and modern room with the re-fitted kitchen offering excellent storage, ample (attractive Quartz) worktop space with undercut sink, breakfast bar and inbuilt appliances, space for washing machine, extractor hood and Upvc window overlooking the garden.

The dining space has Upvc french doors overlooking and leading out to the garden, contemporary radiator and built in under-stairs storage off.

FIRST FLOOR LANDING

2.80m x 2.00m (9' 2" x 6' 7") max. With contemporary full height balustrade, built in linen storage cupboard, ceiling light and loft access hatch as well as doors to all three bedrooms and the bathroom.

MASTER BEDROOM

3.78m x 3.19m (12' 5" x 10' 6") With fitted wardrobes filling one wall and providing excellent storage with mirror finish sliding doors. Ceiling light point, Upvc window to the front elevation and central heating radiator.

BEDROOM TWO

3.42m x 2.75m (11' 3" x 9' 0") min. With Upvc window to the rear elevation, ceiling light point and central heating radiator.

BEDROOM THREE

2.69m x 2.00m (8' 10" x 6' 7") With built in double wardrobe and ceiling light point plus Upvc window to the property's front elevation.









BATHROOM

A re-fitted modern space with good storage and a three piece suite comprising bath with screen and shower, vanity wash basin and close coupled WC. Towel radiator, antique style tiling, Upvc window to the rear elevation and ceiling light point.

HOME OFFICE & GARDENS

The home office (3.10m x 2.38m) is situated in the rear of the garage space and is a good sized room large enough for two to share and offers lighting and power with Upvc door and window to the garden.

The property's garden is accessed via a gated entry between the house and the garage and offers a flat and level lawn with planting to the rear and right hand side borders and at the rear of the garage is a further space currently used as a second patio seating area which would easily convert to a children's play area, vegetable plot or a host of other uses.

COUNCIL TAX BAND

The property has a council tax rating of 'C' via Charnwood Borough Council.



MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

PLOT & FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Any included dimensions, unless specifically stated are maximums. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.



IMPORTANT INFORMATION

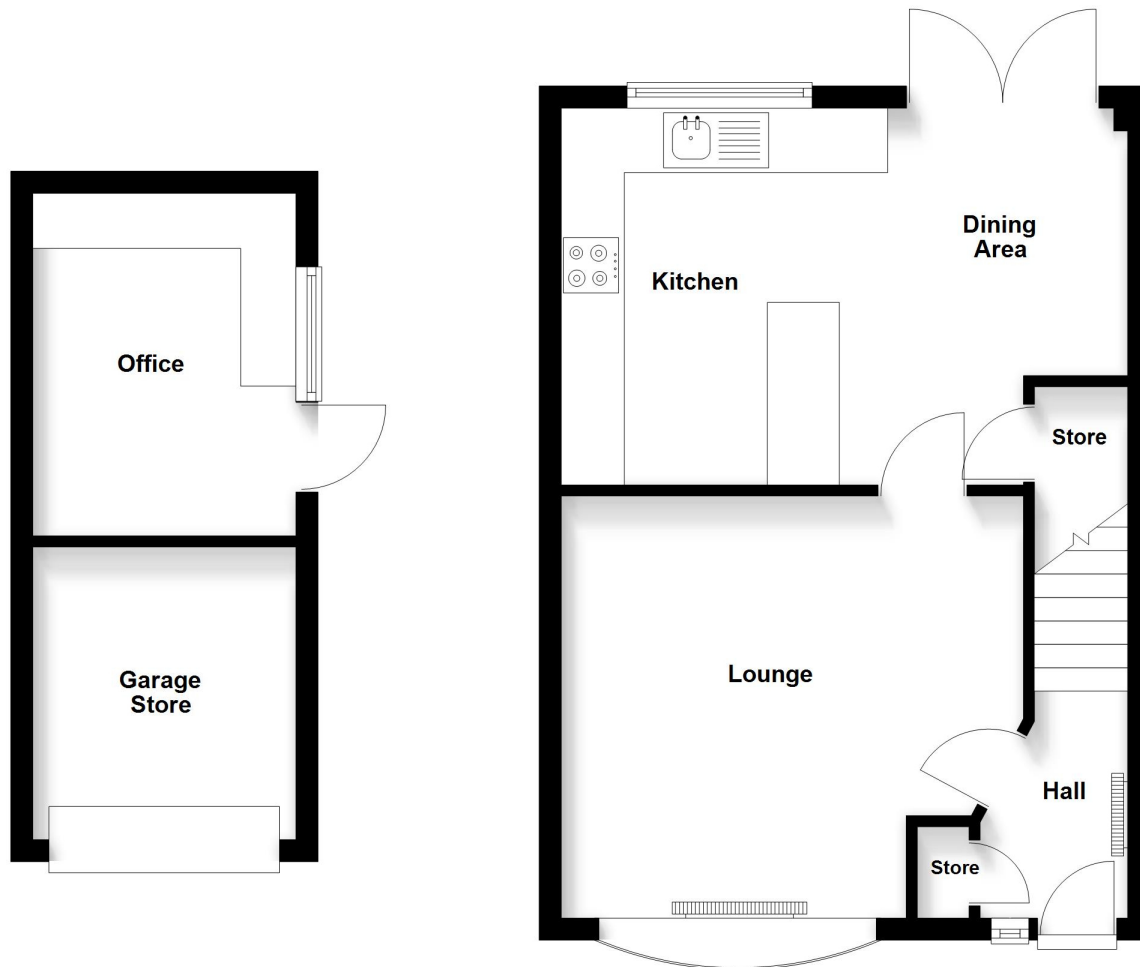
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

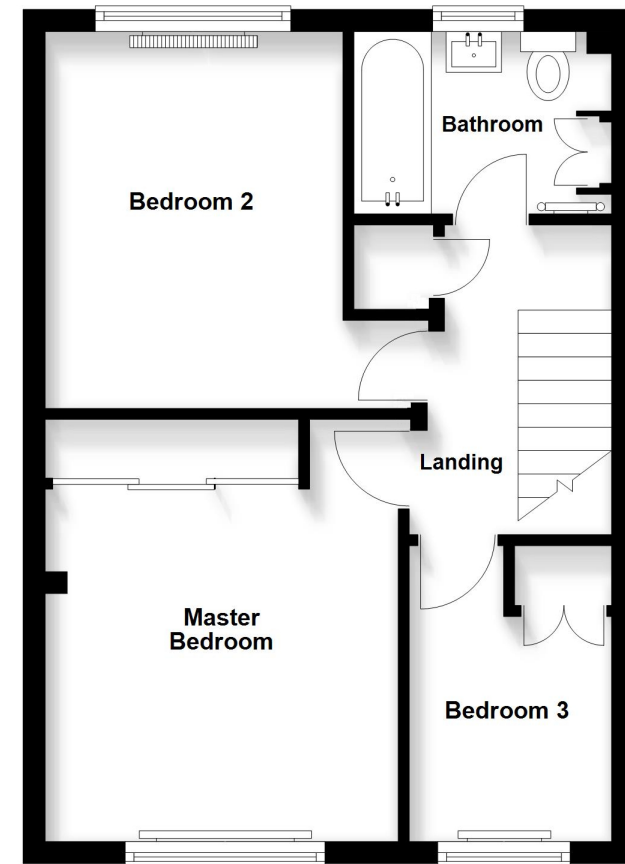
Ground Floor

Approx. 557.3 sq. feet



First Floor

Approx. 405.2 sq. feet



Total area: approx. 962.5 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

