



49a Cumbrian Way, Shepshed

Loughborough, Leicestershire, LE129BP

MOORE
& YORK



Property at a glance:

- Modern home
- Sought after location
- Two bedrooms
- Private position
- Well presented
- Parking to rear.
- Well appointed throughout
- Large frontage
- Easy access to travel routes
- Excellent range of amenities on hand

£199,950 Freehold



A well presented modern home in this highly regarded location which is always popular with buyers. The property is really nicely presented throughout and ready to move into, the accommodation is centrally heated and double glazed and includes two bedrooms, bathroom, lounge/diner and fitted kitchen with the outside spaces comprising a substantial frontage, low maintenance garden which is ideal for entertaining and parking area to the rear of the plot, which is larger than average and set back from the road creating a peaceful and private space to return home to.

SHEPSHED

Shepshed is a popular location ideally placed for access to the University town of Loughborough with its fine range of amenities and also access to the M1 motorway at Junction 23 as well as the A/M42, East midlands International airport, Loughborough station for Main Line Trains to London St Pancras (Approx 90 mins).

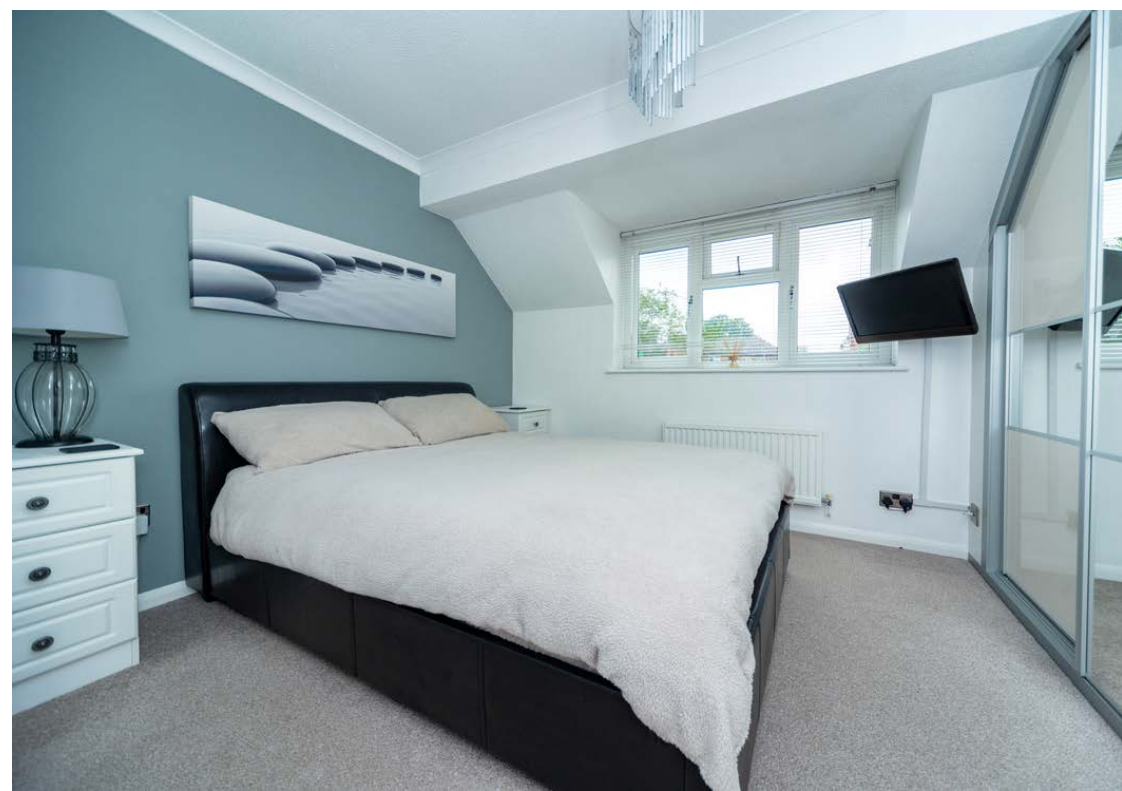
Shepshed itself has a thriving centre with a number of shops, local supermarkets, primary and secondary schools, thriving pubs and restaurants as well as recreational pursuits located in the adjacent Charnwood Forest and surrounds.

ENERGY PERFORMANCE INFORMATION

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>

FRONTAGE

The property offers a very wide frontage (refer to included plan for approximate boundary) which is laid to lawn with access gate to the rear garden and mature shrubs to the front elevation, pathway to the covered porch area and a private aspect to the front.





ENTRANCE HALL

Upvc door to the front elevation, coved ceiling, fuse switches and door to:

LOUNGE / DINER

4.88m x 3.69m (16' 0" x 12' 1") plus bay. With Upvc box bay to the front elevation, ceiling light points and two central heating radiators, stairs to first floor and timber laminate floor.

FITTED KITCHEN

3.69m x 2.23m (12' 1" x 7' 4") min. A full width room with ample storage by way of light timber effect fitted units with contrasting worktops, stainless steel sink with drainer, built-in oven, hob and extractor, space for washing machine and upright fridge/freezer. Ceiling light point, Upvc window and door to the rear elevation.

LANDING

2.57m x 1.79m (8' 5" x 5' 10") max. With access to both bedrooms and to the bathroom, loft hatch, ceiling light point and Airing Cupboard off with pre-lagged cylinder and storage.

MASTER BEDROOM

3.69m x 2.69m (12' 1" x 8' 10") With full length fitted 'slide-robies' style wardrobes filling one wall, ceiling light point, radiator and Upvc window to the front elevation.

BEDROOM TWO

3.69m x 2.37m (12' 1" x 7' 9") max. A good sized second bedroom with Upvc window to the rear elevation, ceiling light point and central heating radiator.

BATHROOM

1.95m x 1.80m (6' 5" x 5' 11") With three piece suite comprising: WC, wash basin and paneled bath with mixer and shower. Half and full height tiling, Upvc window to the rear, towel radiator and ceiling light point.

GARDEN

Set to three shallow levels and well maintained with ample room for entertaining and with space for garden shed to the foot of the plot, access to the parking area and via a gate at the side of the house to the lawned frontage, fenced to the boundaries.

PARKING AREA

Situate to the rear of the plot and access directly from Cumbrian Way (please refer to the included plan for approximate location) the parking area is directly at the rear of the garden and allows space for two vehicles comfortably and possibly three depending on dimensions. Gated access to the garden.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property.

TENURE

Understood to be Freehold.

MAKING AN OFFER

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

COUNCIL TAX

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

FLOOR PLANS

Purchasers should note that the floor plan included within the property particulars is intended to show the relationship between rooms and does not necessarily reflect exact dimensions. Floor plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

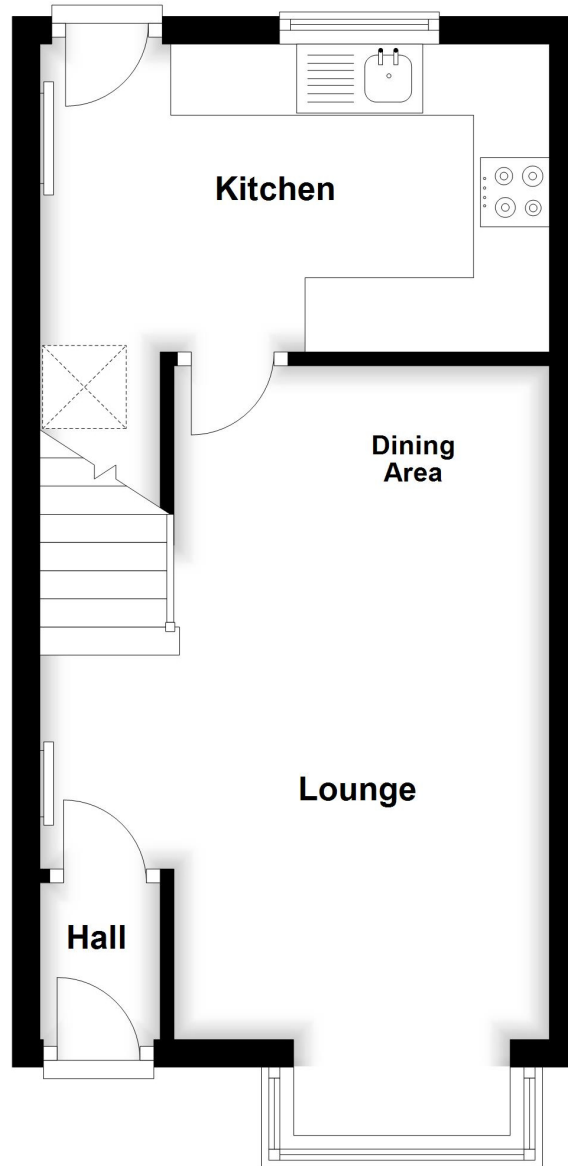
IMPORTANT INFORMATION

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.



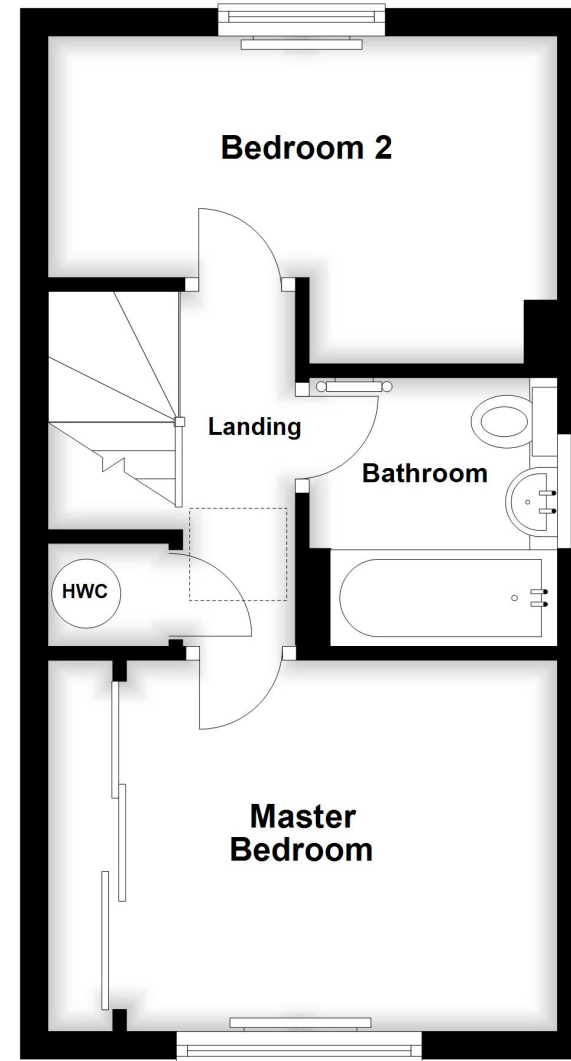
Ground Floor

Approx. 292.2 sq. feet



First Floor

Approx. 286.3 sq. feet



Total area: approx. 578.5 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 â€” 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

