



125 Charnwood Road, Shepshed, Loughborough, Leicestershire
. LE12 9NL

£170,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

****Calling all First Time Buyers and those looking for a deceptively spacious home****

This charming two doubled-bedroomed property boasts a delightful open-plan kitchen and dining area - perfect for modern living! This property also features a second reception room and good-sized rear garden, complete with a raised koi carp pond.

Prime location, located in the heart of Shepshed, this home offers great access to local amenities and great transport links.

Book a viewing today, don't miss out on this amazing opportunity.

Council Tax Band A EPC Rating E

FEATURES

- Period Terrace Property
- Open Plan Kitchen Dining Area
- Modern Fitted Kitchen
- Integrated Appliances
- Two reception rooms
- Two double bedrooms
- Raised Koi Pond in Garden
- Council Tax Band A
- EPC Rating E



ROOM DESCRIPTIONS

Entrance Porch

0.98m x 1.25m (3' 3" x 4' 1") The property is entered via a UPVC double-glazed porch.

Lounge

3.64m x 3.57m (11' 11" x 11' 9") Featuring an Adam-style fireplace, brick surround, UPVC double-glazed window to the front aspect, laminate flooring, ceiling coving, and a cupboard housing the meter box.

Open Plan Kitchen/Dining Area

Kitchen Area

4.78m x 1.9m (15' 8" x 6' 3") Grey wooden fitted kitchen with integrated appliances, including a dishwasher, electric oven with grill, integrated microwave, and fridge/freezer. Space and plumbing for a washing machine and tumble dryer. Induction hob with extractor fan, drainer sink with mixer tap, UPVC double-glazed windows to the rear and side aspects. Ceiling spotlights, radiator, and housing for an Ideal boiler.

Dining/Living Area

3.63m x 3.63m (11' 11" x 11' 11") Open-plan with a second radiator, UPVC double-glazed window to the side, open effect chimney breast, and UPVC double-glazed frosted window to the side elevation.

First Floor Landing

Bedroom 1

3.66m x 3.56m (12' 0" x 11' 8") UPVC double-glazed window to the front aspect, radiator, pendant lighting, ceiling coving, fitted wardrobes, and carpet flooring.

Bedroom 2

3.95m x 2.67m (13' 0" x 8' 9") Over-stairs cupboard for extra storage, laminate flooring, UPVC double-glazed window to the rear aspect.

Bathroom

2.64m x 2.68m (8' 8" x 8' 10") Includes WC, shower over a P-shaped bath with mixer tap, pedestal washbasin, radiator, UPVC double-glazed window to the rear, tiled and vinyl flooring.

Garden

Mainly paved, with storage at the rear, enclosed by timber panel fencing and hedges. Features a raised pond and outside tap.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 18mbps, superfast 243mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for EE, Vodaphone, 02 and Three.



ROOM DESCRIPTIONS

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.





EPC

