



27 Lacey Court, Shepshed, Leics LE129QY

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Property at a glance:

- Ground floor flat
- Two double bedrooms
- Lounge/diner
- Fitted kitchen
- Shower room
- Private shared gardens
- Centrally heated and double glazed
- No upward chain
- Leasehold property
- Situated close to amenities

£129,950 Leasehold



This well presented and generously proportioned two double bedrooomed modern ground floor leasehold flat is situated in a desirable location within private shared gardens and parking in this tucked away cul-de-sac yet within a stones throw of local shops and amenities with the town centre also within walking distance. The property is centrally heated and double glazed and enjoys a high tech key-fob entry system with excellent communal facilities and genuinely spacious living areas which include a lounge/diner, fully fitted kitchen and shower room and welcoming hallway with excellent storage. Offered with no upward chain.

GENERAL INFORMATION

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

Loughborough also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

EPC RATING

We are awaiting the EPC for this property.



COMMUNAL ENTRANCE HALL

With high tech key fob entry with intercom and code system to the front elevation, glazed door at the rear leading through to the rear hallway serving numbers 26 and 27 with an additional magnetic locking door leading out to communal garden space and covered area to the rear.

HALLWAY

5.26m x 1.62m (17' 3" x 5' 4") With doors leading off to both double bedrooms, the kitchen and lounge/diner, shower room and to two good sized storage spaces which measure 1.69m x 1.38 and 0.88m x 0.88m, the larger of the two being a walk in space and housing the



modern Worcester combi boiler with additional storage shelving and light point. There is a wall mounted consumer unit and intercom/access telephone.

LOUNGE/DINER

4.28m x 3.47m (14' 1" x 11' 5") A spacious reception room having a UPVC double glazed window to the front elevation, feature fireplace with inset electric log burner style fire, coved ceiling, wall and ceiling light points and central heating radiator.

MASTER BEDROOM

3.28m x 3.24m (10' 9" x 10' 8") Having two sets of fitted wardrobes providing lots of storage space with two doubles to the side wall and a further two double and one single unit to the inside wall, there are matching bedside cabinets to either side of a central bed recess, ceiling light point, coving, UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM TWO

3.79m x 2.24m (12' 5" x 7' 4") Currently used as a formal dining space, a spacious room with UPVC double glazed window to the rear elevation, ceiling light point, additional wall light points, coving and central heating radiator.

KITCHEN

3.48m x 2.08m (11' 5" x 6' 10") Fitted in a galley style with ample work-surfaces and space beneath for several appliances, additional space for upright fridge/freezer and gas/electric cooker, one and a quarter bowl stainless steel sink with drainer and mixer, extractor and ceiling light point, UPVC double glazed window to the front elevation.

SHOWER ROOM

2.27m x 2.04m (7' 5" x 6' 8") Having a four piece suite comprising walk in shower with fitted seat and mobility plus shower unit, full height tiling and opaque glass screen, pedestal wash basin, close coupled WC and bidet, full height tiling to the remainder of the room, central heating radiator, extractor fan, central heating radiator, extractor fan and obscure UPVC double glazed window to the front elevation.

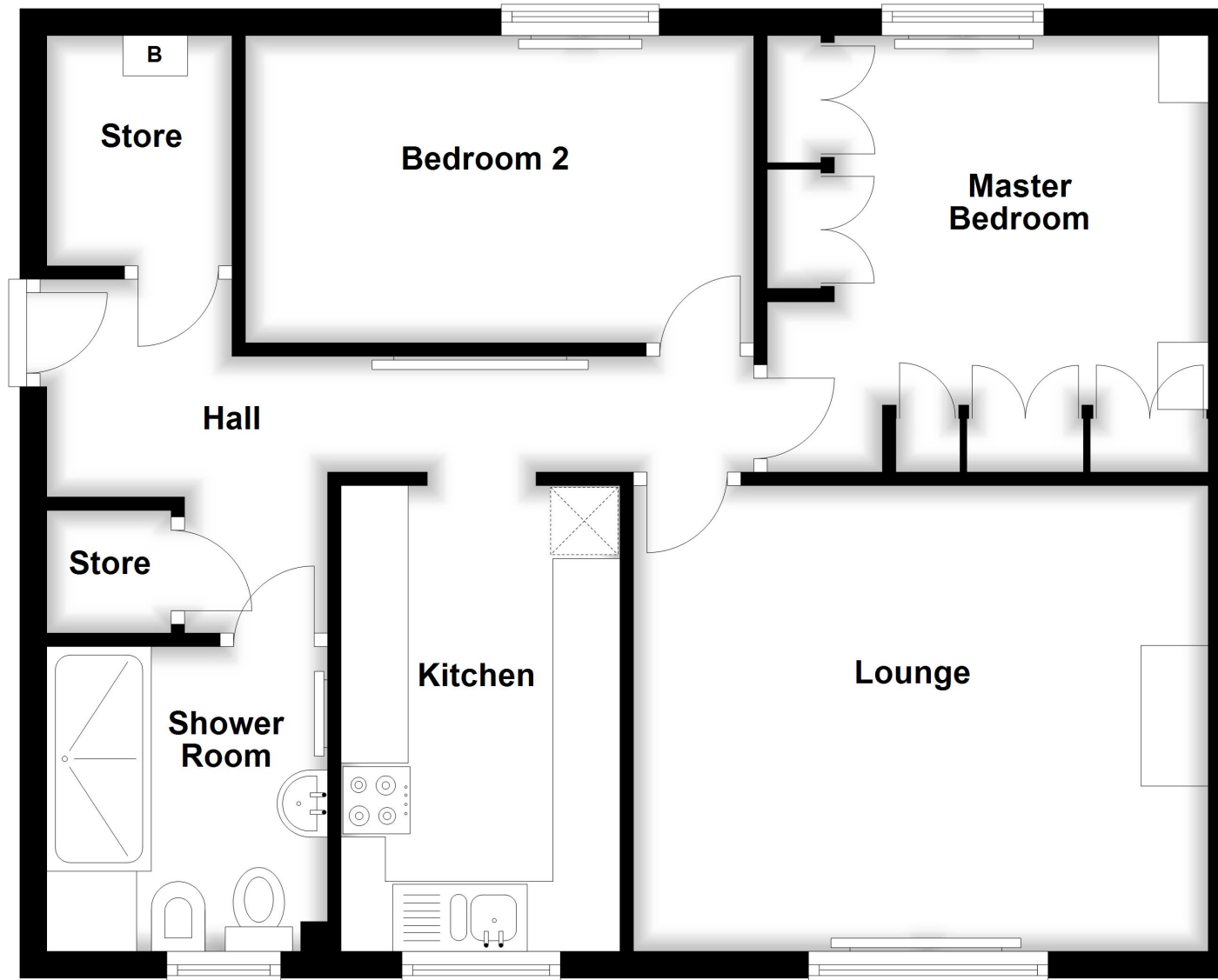
LEASEHOLD INFORMATION

The lease has 96 years remaining. There is an annual ground rent charge of £10 and a quarterly service charge of £140.10.



Ground Floor

Approx. 635.1 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



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