



£250,000 Guide Price

Countrymans Way, Shepshed LE12 9RA

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- NO CHAIN
- Three Bedroom Semi Detached
- Kitchen Diner
- Lounge
- Shower Room
- Garden Room & Storage
- Generous Driveway
- Enclosed Garden
- Ideal Location
- Good Local Schools

Property Description

@@@NO CHAIN@@@ New to the market this three bedroom semi-detached family home in the popular area of Shepshed, Leicestershire. The property has accommodation comprising of hallway with stairs rising to the first floor, lounge and kitchen overlooking the rear garden. To the first floor are three bedrooms and a shower room. Outside, to the front is a driveway providing ample off road parking, a low maintenance rear garden and home office/garden room. Entrance Hallway Entering the property through the front door leads you into the hallway with stairs rising to first floor and entrance to lounge Lounge 9' x 15' 1" (2.74m x 4.60m) The lounge has wood laminate flooring, uPVC double glazed window to the front elevation, radiator, television aerial point, a electric fireplace. Kitchen 9' 1" x 11' 6" (2.77m x 3.51m) The kitchen has a range of modern wall and base units with wooden work surfaces, integrated electric oven, four ring gas hob and cooker hood, plumbing for a washing machine, stainless steel sink drainer, part tiled walls, wood effect flooring, radiator and space for a fridge/freezer. Dining Room - Situation off from the lounge and kitchen, uPVC patio doors leading to the garden, radiator, and wood effect flooring in keeping with the ground floor. Landing The landing has stairs rising from the ground floor and storage cupboard housing a Worcester Boiler. Bedroom One 8' 10" x 11' 6" (2.69m x 3.51m) Bedroom one has uPVC double glazed window to the front elevation, carpeted flooring, built in wardrobe and radiator. Bedroom Two 8' 4" x 11' 6" (2.54m x 3.51m) Bedroom two has a uPVC double glazed window to the rear elevation, carpeted flooring and radiator. Bedroom Three 9' x 5' 4" (1.63m x 2.77) Bedroom Three has a uPVC double glazed window to rear elevation, carpeted flooring and radiator. Bathroom 5' 5" x 6' 8" (1.65m x 2.03m) The bathroom has a three piece suite comprising low level w/c, wash hand basin and shower enclosure. Frosted uPVC double glazed window, tiled walls and grey wood effect flooring. Low maintenance rear garden enclosed, with outside storage. Garden room is ideal for home office or hobby room, electric power sockets and a beautiful wood burner perfect for those cosy winters. Large drive for ample parking.



GROUND FLOOR



1ST FLOOR



3 BEDROOM SEMI-DETACHED

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 on any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Registered Office: , 24 Charnwood Road, Shepshed, Leicestershire, LE12 9QF

Energy Efficiency Rating

Score	Energy rating	Current	Potential
82+	A		
61-81	B		87 B
69-81	C		
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

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