



£180,000 Offers In Excess Of

Kirkhill, Shepshed LE12 9PA

Terraced House | 3 Bedrooms | 1 Bathroom

01509 270 010


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Step Inside

Key Features

- Garden Garden Garden
- NO UPWARD CHAIN
- Three Bedrooms
- Spacious Terrace Property
- Entrance Hallway
- Lounge
- Dining Room
- Fantastic Transport Links
- Very Generous Rear Garden
- Walking distance to all amenities
- Council Tax Band - A

Main Particulars

Frobishers are delighted to offer this three-bedroom mid terrace property on Kirkhill, Shepshed, Leicestershire. The property is ideally located in the heart of Shepshed within easy walking distance to all amenities, great transport links and road network.

Occupying a surprisingly generous plot, this property will most certainly not disappoint. Boasting good sized bedrooms, two reception rooms, a very good-sized rear garden, being sold with no onward chain.

In brief the property consists of entrance hall, lounge, dining room, fitted kitchen to the ground floor. First floor there are two double bedrooms and a large family bathroom with three piece suite and shower over bath. With the second floor leading to the spacious loft bedroom.

Accommodation - Entering the property through front door into:

Entrance Hall - 4.9m x 0.88m (16" x 2"8") Upvc composite front door, wood effect flooring and under stairs cupboard.

Lounge - 4.38m x 3.37m (14"3" x 11") Double glazed bay window to the front elevation, coal effect gas fire with fire surround, radiator, tv point and carpet flooring.

Dining Room - 3.68m x 3.37m (12" x 11") Double glazed window to rear elevation, fireplace surround with inset shelves, radiator and wood effect flooring.

Rear Lobby - 2.14m x 1m (7" x 3"2") With double glazed door to the rear and tiled flooring.

Fitted Kitchen - 3.33m x 1.95m (10'9" x 6"3") - With a range of work surface/preparation areas, wall and base cupboards and an integrated gas oven, gas hob and extractor fan. The kitchen has a composite bowl and a half sink unit with drainer beneath a double glazed window to the side elevation and there is space for a washing machine and free standing fridge.

To The First Floor

Bedroom One - 3.38m x 2.82m (11' x 9'2") - With double glazed window to the rear elevation, recently decorated, new carpet flooring, radiator and cupboard housing Worcester boiler.

Bedroom Two - 3.70m x 2.42m (12'1" x 7'9") - With double glazed window to the front elevation, radiator and carpet floor covering.

Bathroom - 2.75m x 1.87m (9' x 6'1") - With low level WC, wash hand basin, bath with mixer taps and rain shower head, glass shower screen and frosted double glazed window.

Second floor -

Bedroom Three - 4.30m x 3.84m (14'10" x 12'5") Please note these measurements are floor space and do not take into consideration slopping roof.

With double glazed Velux windows and radiator.

To the rear of the property is a large garden, out buildings, sheds, green house, patio areas, ponds and even a toilet. This garden is like know other once stood at the bottom was a shoe factory and factory office, this is why the entrance passageway is slightly wider than the others to allow a small horse and trap to get to work!

These days whether you are a veg-grower, in need of space for the pets, children or simply love a nice garden this is a superb outside space.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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