



£340,000 Guide Price

Leicester Road, Shepshed LE129DQ

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- NO UPWARD CHAIN
- Original Features
- Kitchen
- Gym
- Driveway Parking
- Three Bedroom Detached Property
- Large Lounge/Diner
- Great Sized Rear Garden for Entertaining Summer House
- EPC D

Main Particulars

Frobisher Sales and Lettings are delighted to bring to the for-sale market this beautiful three-bedroom property on Leicester Road, Shepshed, Leicestershire.

Not only has this property retained some of its original features, such as wooden internal doors, wood parquet flooring, high ceilings, and fire hearth. It has a garden perfect for every occasion, from entertaining on the patio or simply relaxing in the summer house.

Viewing is a must to appreciate what this property has to offer!

In brief the property comprises of: Entrance Hallway, Cloak Room, WC, Lounge, Dining Room, Kitchen. Upstairs, Three-bedroom, Bathroom. To the rear, Converted Garage to a Gym, Landscape Garden, Patio Areas, Summer House, and Sheds.

Set back from the road with a driveway parking, this attractive three-bedroom detached property is beautifully presented throughout.

Entrance Porch - With original tile flooring and front entrance doors.

Entrance Hallway- With original parquet wood flooring, radiator, stairs up to first floor landing, cupboard under stairs.

WC - WC, wall mounted wash hand basin with tiled splashbacks, wood flooring, radiator, extractor fan and Upvc double glazed window to rear elevation and original wood internal door.

Cloak Room - Upvc window to front elevation, wood flooring and radiator.

Living Room - 3.49 x 3.41 (11'4" x 11'1") - Bay front Upvc double glazed window and Upvc window to side elevation, radiators, original wood flooring throughout living and dining room, high ceilings and original wood internal doors.

Dining Room 3.63 x 3.33 (11'9" x 10'9") - Large Upvc door to garden, original fire hearth, Upvc window to side elevation, radiator, original wood flooring and wood internal door.

Kitchen - 4.98 x 2.11 (2.93) (16'3" x 6'9"/9'7") - With an extensive range of fitted base units, worksurfaces with tile splashbacks, ceramic sink and mixer tap, plumbing for dishwasher and washing machine, Range Master five ring gas hob, electric oven and pizza oven with cooker hood above, tiled flooring, large Upvc window to rear and

side rear elevation, shutter blinds, Upvc double glazed side door leading to the rear garden.

Bedroom One - 3.52 x 3.47 (11'5" x 11'3") - Upvc window to front and side elevation, radiator, carpet flooring and original wood internal door.

Bedroom Two - 3.64 x 3.35 (11'9" x 10'9") - With Upvc double glazed window to rear and side elevation, Sharps built in wardrobes, carpet floor covering, radiator and original wood internal door.

Bedroom Three - 2.51 x 1.80 (8'2" x 6'2") - With Upvc double glazed window to front elevation, radiator, carpet floor covering and original wood internal door.

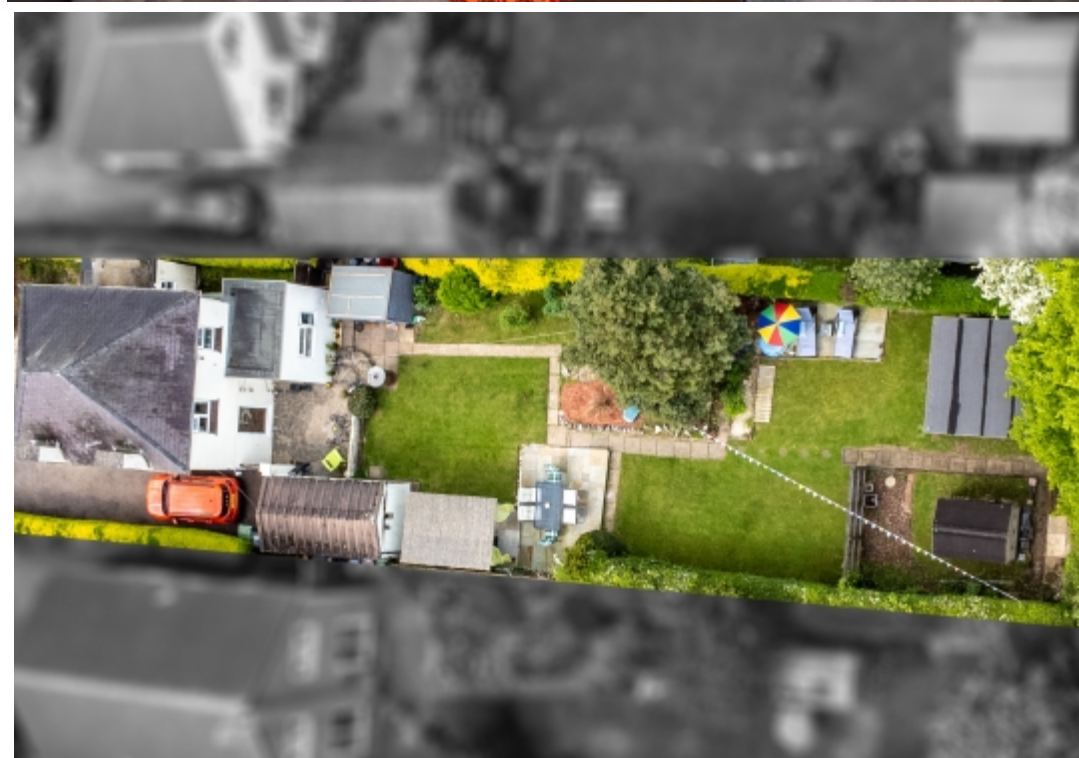
Bathroom - With a stylish and modern suite in white comprising WC, wall mounted wash hand basin and mixer taps, tiled splashback, bath, electric Mira shower over bath, tiled flooring, radiator/mounted heated towel rail, Upvc double glazed window to rear elevation, fitted cupboard housing Worcester boiler providing gas central heating and extractor.

Outside - To the front of the property has a hedge row boundary, established shrub border and driveway providing ample car standing, gated access leads to the rear garden.

To the rear of the property is a sun trapped enclosed garden. With a number of seating areas, newly laid patio with pergola, two timber sheds one with power provided, beautiful summer house with power provided, outside tap, lawn and mature shrubs and trees.

Garage has been converted to a fully functioning gym, with wood windows for natural light, gym flooring and power provided. The garage door has been retained should you wish to change it back to a garage.

EPC - D





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

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